

**Present:**

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

**Absent:****Staff Present:**

City Manager  
City Clerk  
General Manager, Planning & Development  
Acting General Manager, Engineering  
General Manager, Parks, Recreation & Culture  
General Manager, Human Resources  
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. **7914-0031-00**  
**17780 - No. 10 Highway ( 56 Ave.)**  
**Aaron Vornbrock, Urban Design Group Architects Ltd. / Clover Square Holdings Ltd**  
Development Variance Permit  
*in order to amend the building siting and landscaping plans attached to LUC No. 144, to accommodate a new tenant at the Clover Square Village shopping mall.*

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. 7914-0031-00 (Appendix IV) varying the following, to proceed to Public Notification to amend the building siting and landscaping plans attached to Land Use Contract (LUC) No. 144, as amended, for commercial retail unit F1 in Building F.

RES.R14-510

Carried

2. **7914-0010-00**  
**19061 - 54 Avenue**  
**Donovan Ducharme, Surespan Construction Ltd / Surespan Construction Ltd**  
 OCP Text Amendment / Temporary Industrial Use Permit  
*to allow renewal of an existing TUP to permit a temporary office and construction equipment storage for an additional 3 years.*

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

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

1. a By-law be introduced to amend Temporary Industrial Use Permit Area No. 29 (Schedule B, By-law No. 12900) and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 879 of the Local Government Act.
3. Council approve Temporary Industrial Use Permit No. 7914-0010-00 (Appendix III) to proceed to Public Notification.
4. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) submission of a temporary trailer permit to the satisfaction of the General Manager, Planning and Development Department; and
  - (b) augmentation of existing landscaping/hedging along 54 Avenue to the satisfaction of the City Landscape Architect.
5. Council direct staff to bring forward this application approximately 6 months from the date of approval to proceed (i.e. first Council meeting of October 2014) for consideration of filing, if the above noted issues have not been adequately fulfilled by the applicant.

RES.R14-511

Carried

It was Moved by Councillor Gill  
 Seconded by Councillor Martin  
 That "Surrey Official Community Plan Bylaw, 1996, No. 12900, Text No. 85 Amendment Bylaw, 2009, No. 16888, Amendment Bylaw, 2014, No. 18200" pass its first reading.

RES.R14-512

Carried



4. **7913-0291-00**  
**8410 - 160 Street**  
**James Bailey, The Joseph Richard Group / Mandial Holdings Ltd**  
 Liquor License Amendment  
*in order to extend the hours of operation at the Edith + Arthur Public House.*

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 the following  
 proposed liquor primary liquor license amendment to proceed to Public  
 Notification:

- (a) The extension of hours from:
- 11:00 a.m. to 1:00 a.m. Fridays and Saturdays; and
  - 11:00 a.m. to 12:00 a.m. Sundays.

to:

- 10:00 a.m. to 2:00 a.m. Fridays and Saturdays; and
- 10:00 a.m. to 12:00 a.m. Sundays.

RES.R14-516

Carried

5. **7913-0297-00**  
**9575 - 180 Street**  
**Sunny Sandher, Citiwest Consulting Ltd. / Donald and Donna Dadey**  
 OCP Text Amendment / Temporary Industrial Use Permit  
*in order to declare the site a Temporary Industrial Use Permit Area and to allow the storage of cranes and shipping containers for a period not to exceed three years.*

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

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

1. a By-law be introduced to amend the OCP by declaring the subject site in Planning Application No. 7913-0297-00 a Temporary Industrial Use Permit Area and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 879 of the Local Government Act.

- 3. Council approve Temporary Industrial Use Permit No. 7913-0297-00 (Appendix IV) to proceed to Public Notification.
- 4. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering; and
  - (b) resolution of any By-law infractions to the satisfaction of Manager of By-laws and Licensing Services.
- 5. Council direct staff to bring forward this application approximately 6 months from the date of approval to proceed (i.e. first Council meeting of October 2014) for consideration of filing, if the above noted issues have not been adequately fulfilled by the applicant.

RES.R14-517

Carried

It was

Moved by Councillor Gill  
Seconded by Councillor Martin  
That "Surrey Official Community Plan Bylaw, 1996, No. 12900, Text No. 129, Amendment Bylaw, 2014, No. 18201" pass its first reading.

RES.R14-518

Carried

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

It was

Moved by Councillor Gill  
Seconded by Councillor Martin  
That "Surrey Official Community Plan Bylaw, 1996, No. 12900, Text No. 129, Amendment Bylaw, 2014, No. 18201" pass its second reading.

RES.R14-519

Carried

It was then

Moved by Councillor Gill  
Seconded by Councillor Martin  
That the Public Hearing on "Surrey Official Community Plan Bylaw, 1996, No. 12900, Text No. 129, Amendment Bylaw, 2014, No. 18201" be held at the City Hall on Monday, April 28, 2014, at 7:00 p.m.

RES.R14-520

Carried

NEWTON

6. **7914-0035-00**  
**8811 - 126 Street**  
**Anna Stilwell, Suncor Energy Inc. / Petro-Canada Inc**  
 Amend CD By-law No. 16540 (based on CG-2) / Development Permit  
*in order to allow a drive-through restaurant as a permitted use on a commercial property, and allow on-site signage as part of a comprehensive sign package.*

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

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

1. a By-law be introduced to amend Comprehensive Development By-law No. 16540, by adding drive-through restaurant as a permitted accessory use, and a date be set for Public Hearing.
2. Council approve the applicant's request to vary the Sign By-Law as described in Appendix II.
3. Council authorize staff to draft Development Permit No. 7914-0035-00 including a comprehensive sign design package generally in accordance with the attached drawings (Appendix III).
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;

RES.R14-521

Carried

It was Moved by Councillor Villeneuve  
 Seconded by Councillor Gill  
 That "Surrey Zoning Bylaw, 1993, No. 12000,  
 Amendment Bylaw, 2007, No. 16540, Amendment Bylaw, 2014, No. 18202" pass its first reading.

RES.R14-522

Carried

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

- RES.R14-523
- It was Moved by Councillor Villeneuve  
Seconded by Councillor Gill  
That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2007, No. 16540, Amendment Bylaw, 2014, No. 18202" pass its second reading.
- Carried
- RES.R14-524
- It was then Moved by Councillor Villeneuve  
Seconded by Councillor Gill  
That the Public Hearing on "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2007, No. 16540, Amendment Bylaw, 2014, No. 18202" be held at the City Hall on Monday, April 28, 2014, at 7:00 p.m.
- Carried

### SOUTH SURREY

7. **7913-0231-00**  
**1658 - 128 Street**  
**Dan Hoy Gin / King L Gin / Dan H Gin**  
Development Variance Permit  
*in order to permit an additional fascia sign for the Royal Bank.*

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 approve Development Variance Permit No. 7913-0231-00 (Appendix II) varying the following, to proceed to Public Notification:
  - (a) to vary Surrey Sign By-law, 1999, No. 13656, as amended, to permit:
    - i. an increase in the maximum number of fascia signs for a premises from two (2) to three (3); and
    - ii. two (2) fascia signs for a single premises to be located on the same façade of the premises.
2. Council instruct staff to resolve the following issues prior to approval:
  - (a) removal of the existing free-standing pylon sign.

RES.R14-525

Carried

8. **7913-0108-00**  
**3086 - 190 Street**  
**Bill Bowe, Western Wind Equipment Rentals Ltd. / Robert Bowe /**  
**William J Bowe / David K Bowe**  
 Temporary Use Permit  
*in order to permit the continued operation of a movie production truck and trailer storage site.*

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

The Applicant was not present to speak to the denial.

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

1. This application be denied; and
2. That By-law enforcement against the existing illegal non-conforming uses on the subject site be deferred for a period of 4 months to allow the occupant to find alternative parking facilities and remove the trucks and trailers from the site.

RES.R14-526

Carried

#### RESIDENTIAL/INSTITUTIONAL

#### CLOVERDALE/CLAYTON

9. **7914-0049-00**  
**16488 - 63 Avenue**  
**Harprit Grewal / Harprit Grewal**  
 Development Variance Permit  
*in order to increase the size of the basement well for a proposed house on a single family lot.*

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 Council approve Development Variance  
 Permit No. 7914-0049-00 (Appendix II) proceed to Public Notification to increase the maximum area of a basement well in the "Single Family Residential (12) Zone (RF-12)" from 7 square metres (75 sq. ft.) to 28 square metres (300 sq. ft.).

RES.R14-527

Carried



FLEETWOOD/GUILDFORD

10. 7913-0172-00  
 9002 - 158 Street / 9010 - 158 Street  
 9080 - 159 Street / 8997 - 160 Street  
 9025 - 160 Street / 9045 - 160 Street /  
 9067 - 160 Street  
 Marten Van Huizen, Field & Marten Associates Inc. / Elim Housing Society  
 Amend CD By-law No. 16130 / Development Permit  
 in order to permit the development of a 4-storey addition to the existing care facility  
 at Elim Village.

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

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

1. a By-law be introduced to amend Comprehensive Development By-law No. 16130 and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7913-0172-00 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 landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department; and
  - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department.

RES.R14-528

Carried

It was Moved by Councillor Gill  
 Seconded by Councillor Hepner  
 That "Surrey Zoning Bylaw, 1993, No. 12000,  
 Amendment Bylaw, 2006, No. 16130, Amendment Bylaw, 2014, No. 18203" pass its  
 first reading.

RES.R14-529

Carried

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

It was Moved by Councillor Gill  
 Seconded by Councillor Hepner  
 That "Surrey Zoning Bylaw, 1993, No. 12000,  
 Amendment Bylaw, 2006, No. 16130, Amendment Bylaw, 2014, No. 18203" pass its  
 second reading.

RES.R14-530

Carried

It was then Moved by Councillor Gill  
 Seconded by Councillor Hepner  
 That the Public Hearing on "Surrey Zoning  
 Bylaw, 1993, No. 12000, Amendment Bylaw, 2006, No. 16130, Amendment Bylaw,  
 2014, No. 18203" be held at the City Hall on Monday, April 28, 2014, at 7:00 p.m.

RES.R14-531

CarriedNEWTON

11. **7913-0221-00**  
**14136 - 68 Avenue**  
**Aplin & Martin Consultants Ltd. / Marie Cindrich / Tony Cindrich**  
 Development Variance Permit  
*in order to allow subdivision of one lot into 3 single family lots and one City lot.*

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

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

1. Council approve Development Variance Permit No. 7913-0221-00 (Appendix VII) varying the following provisions of the "Single Family Residential Zone (RF)", to proceed to Public Notification:
  - (a) to reduce the minimum lot depth from 28 metres (90 ft.) to 15.6 metres (51.1 ft.) for Lot 1;
  - (b) to reduce the minimum lot depth from 28 metres (90 ft.) to 11.8 metres (38 ft.) for Lot 2;
  - (c) to reduce the minimum lot depth from 28 metres (90 ft.) to 11.9 metres (39 ft.) for Lot 4;
  - (d) to reduce the minimum front yard setback from 7.5 metres (25 ft.) to 5.5 metres (18 ft.) for the dwelling, and 6 metres (20 ft.) for the garage for Lot 1;
  - (e) to reduce the minimum front yard setback from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) for the dwelling, and 6 metres (20 ft.) for the garage for Lot 2;

- (f) to reduce the minimum front yard setback from 7.5 metres (25 ft.) to 2.4 metres (8 ft.) for Lot 4;
  - (g) to reduce the minimum rear yard setback from 7.5 metres (25 ft.) to 3.25 metres (11 ft.) for Lot 1;
  - (h) to reduce the minimum rear yard setback from 7.5 metres (25 ft.) to 1.8 metres (6 ft.) for Lots 2 and 4; and
  - (i) to increase the minimum east side yard setback from 1.8 metres (6 ft.) to 7.5 metres (25 ft.) for Lots 1 and 2;
  - (j) to increase the minimum east side yard setback from 3.6 metres (12 ft.) to 6 metres (20 ft.) for Lot 4; and
  - (k) to increase the minimum west side yard setback from 1.8 metres (6 ft.) to 7.5 metres (25 ft.) for Lot 4.
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;
  - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (d) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
  - (e) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department.

RES.R14-532

Carried**SOUTH SURREY**

12. **7914-0082-00**  
**15736 - Mountain View Drive**  
**Gordon Cameron, Canadian Horizons Land Investment Corp. /**  
**o882090 B.C. Ltd. Director Information: Alan Baumann /**  
**Richard DeGroat / No Officer Information Filed**  
Development Variance Permit  
*to vary a rear yard setback to allow for the retention of an existing dwelling.*

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

It was Moved by Councillor Martin  
 Seconded by Councillor Gill  
 That Council approve Development Variance Permit No. 7914-0082-00 (Appendix IV) to proceed to Public Notification to reduce the minimum southerly rear yard setback of the RF-12 Zone from 7.5 metres (25 ft.) to 5.5 metres (18 ft.) for the existing dwelling on proposed Lot 12.

RES.R14-533

Carried

13. **7913-0226-00**  
**2652 - 164 Street / 2672 - 164 Street**  
**2684 - 164 Street / 2696 - 164 Street**  
**2716 - 164 Street / 2738 - 164 Street**  
**Clarence Arychuk, Hunter Laird Engineering Ltd. / Kevin N. Hadden et al.**  
 OCP amendment from Suburban to Urban / Amendment to Surrey Zoning By-law No. 12000 to add the subject site as an infill area / Rezoning from RA to CD, RF and RF-12 / GLUP amendment from "Suburban 1-2 upa" to "Transitional Density (2-4 pa)" and "Urban Residential (4 to 15 upa)" / Development Variance Permit *in order to allow subdivision into 38 single family lots.*

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

Council noted that the Application will be supported in order to proceed to Public Hearing to see if the concerns raised more than two years ago by the public have been addressed, and to see if there is a shift to fewer concerns for the changes that have been made by the Applicant.

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

1. a By-law be introduced to amend the OCP by redesignating the subject site in Development Application No. 7913-0226-00 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 amend Surrey Zoning By-law, 1993, No. 12000 by replacing the Schedule F Area XXVI map with a map that includes the subject site as an Infill Area as documented in Appendix IX.
4. a By-law be introduced to rezone the portion of the property shown as Block A on Appendix I 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.
5. a By-law be introduced to rezone the portion of the property shown as Block B on Appendix I from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential Zone (RF)" (By-law No. 12000) and the portion of the property shown as Block C on Appendix I from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (12) Zone (RF-12)" (By-law No. 12000) and a date be set for Public Hearing.
  6. Council approve Development Variance Permit No. 7913-0226-00 (Appendix XV) varying the following, to proceed to Public Notification:
    - (a) to reduce the minimum front yard setback of the RF Zone from 7.5 metres (25 ft.) to 4.0 metres (13 ft.) on Lot 20; and
    - (b) to reduce the minimum rear yard setback of the RF-12 Zone from 7.5 metres (25 ft.) to 5.0 metres (16 ft.) on Lots 32, 33 and 34.
  7. Council instruct staff to resolve the following issues prior to final adoption:
    - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
    - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
    - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
    - (d) submission of a landscaping plan and landscaping cost estimate for the transitional landscape buffer 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 addresses the deficit in tree replacement; and
    - (g) registration of a Section 219 Restrictive Covenant for tree preservation.
  8. Council pass a resolution to amend the Grandview Heights General Land Use Plan to redesignate the land from "Suburban Residential (1 to 2 upa)" to "Transitional Density (2 to 4 upa)" and "Urban Residential (4-15 upa)" when the project is considered for final adoption.

RES.R14-534

Carried

RES.R14-535 It was Moved by Councillor Gill  
Seconded by Councillor Hepner  
That "Surrey Official Community Plan Bylaw,  
1996, No. 12900, No. 383, Amendment Bylaw, 2014, No. 18204" pass its first reading.  
Carried

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

RES.R14-536 It was Moved by Councillor Gill  
Seconded by Councillor Hepner  
That "Surrey Official Community Plan Bylaw,  
1996, No. 12900, No. 383, Amendment Bylaw, 2014, No. 18204" pass its second  
reading.  
Carried

RES.R14-537 It was then Moved by Councillor Gill  
Seconded by Councillor Hepner  
That the Public Hearing on "Surrey Official  
Community Plan Bylaw, 1996, No. 12900, No. 383, Amendment Bylaw, 2014, No.  
18204" be held at the City Hall on Monday, April 28, 2014, at 7:00 p.m.  
Carried

RES.R14-538 It was Moved by Councillor Gill  
Seconded by Councillor Hepner  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Text Amendment Bylaw, 2014, No. 18205" pass its first reading.  
Carried

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

RES.R14-539 It was Moved by Councillor Gill  
Seconded by Councillor Hepner  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Text Amendment Bylaw, 2014, No. 18205" pass its second reading.  
Carried

RES.R14-540 It was then Moved by Councillor Gill  
Seconded by Councillor Hepner  
That the Public Hearing on "Surrey Zoning  
Bylaw, 1993, No. 12000, Text Amendment Bylaw, 2014, No. 18205" be held at the  
City Hall on Monday, April 28, 2014, at 7:00 p.m.  
Carried

RES.R14-541 It was Moved by Councillor Gill  
Seconded by Councillor Hepner  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2014, No. 18206" pass its first reading.  
Carried

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

RES.R14-542 It was Moved by Councillor Gill  
Seconded by Councillor Hepner  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2014, No. 18206" pass its second reading.  
Carried

RES.R14-543 It was then Moved by Councillor Gill  
Seconded by Councillor Hepner  
That the Public Hearing on "Surrey Zoning  
Bylaw, 1993, No. 12000, Amendment Bylaw, 2014, No. 18206" be held at the City  
Hall on Monday, April 28, 2014, at 7:00 p.m.  
Carried

RES.R14-544 It was Moved by Councillor Gill  
Seconded by Councillor Hepner  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2014, No. 18207" pass its first reading.  
Carried

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

RES.R14-545 It was Moved by Councillor Gill  
Seconded by Councillor Hepner  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2014, No. 18207" pass its second reading.  
Carried

RES.R14-546 It was then Moved by Councillor Gill  
Seconded by Councillor Hepner  
That the Public Hearing on "Surrey Zoning  
Bylaw, 1993, No. 12000, Amendment Bylaw, 2014, No. 18207" be held at the City  
Hall on Monday, April 28, 2014, at 7:00 p.m.  
Carried

14. **7914-0071-00**  
**16455 - 22 Avenue / 16477 - 22 Avenue**  
**16458 - 23 Avenue / 16478 - 23 Avenue**  
**Kevin Dhaliwal, 0966540 BC Ltd / 0966540 BC Ltd /**  
**Director Information: Amardeep Kevin Dhaliwal / Sukhvir Dhaliwal /**  
**No Officer Information Filed**  
 Development Variance Permit  
*in order to permit construction on 4 RF-SD corner lots.*

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 Council approve Development Variance  
 Permit No. 7914-0071-00 (Appendix III) varying the following, to proceed to Public  
 Notification:

- (a) to reduce the minimum flanking street side yard setback for a *Principal Building* of the RF-SD Zone from 2.7 metres (8.9 ft.) to:
  - (i.) 2.2 metres (7.2 ft.) for Lot 1;
  - (ii.) 2.3 metres (7.5 ft.) for Lot 20;
  - (iii.) 2.3 metres (7.5 ft.) for Lot 21; and
  - (iv.) 2.3 metres (7.5 ft.) for Lot 40.
- (b) to reduce the minimum flanking street side yard setback for *Accessory Buildings and Structures* of the RF-SD Zone from 5.2 metres (17 ft.) to 4.9 metres (16 ft.) for Lot 1 and 5.0 metres (16.4 ft.) for Lot 21.
- (c) to vary the height of stairs encroaching on a required setback, provided that no stair riser is located within any existing statutory right-of-way, from a maximum of three (3) risers to a maximum of four (4) risers for Lot 20.

RES.R14-547

Carried

- 15. **7913-0006-00**  
**13785 - 18 Avenue**  
**13813 - 18 Avenue**  
**Clarence Arychuk, Hunter Laird Engineering Ltd. / Manju Sharma /**  
**Vipan Sharma / Maria Perry-Whittingham / Anthony J. Perry-Whittingham**  
 Development Variance Permit  
*in order to allow subdivision into two single family lots.*

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

It was Moved by Councillor Gill  
 Seconded by Councillor Hayne  
 That Council approve Development Variance  
 Permit No. 7913-0006-00 (Appendix III) to proceed to Public Notification to reduce the minimum lot width of the RH-G Zone from 30 metres (100 feet) to 26.6 metres (87 feet).

RES.R14-548

Carried



SURREY CITY CENTRE/WHALLEY

16. 7913-0271-00  
 9950 - 123A Street  
 9949 - 124 Street  
**Kuldip Gill / Andrew S Gill / Sukhminder K Gill**  
 Development Variance Permit  
*in order to reduce the side yard setback for two single family lots impacted by a gas right-of-way.*

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 Council approve Development Variance Permit No. 7913-0271-00 (Appendix III) to proceed to Public Notification to reduce the minimum side yard setback of the principal building in the RF Zone, from 1.8 metres (6 ft.) to 1.2 metres (4 ft.) for Lots 3 and 4.

RES.R14-549

Carried

17. 7914-0058-00  
 10375 - 133 Street  
**Andy Tam, Rize Alliance Properties Ltd. / Chia H Lin**  
 Temporary Commercial Use Permit  
*in order to renew the Temporary Commercial Use Permit of a temporary real estate sales centre for a proposed residential high-rise project in Surrey City Centre.*

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. Council approve Temporary Commercial Use Permit No. 7914-0058-00 (Appendix III) to proceed to Public Notification.
2. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) submission of security to ensure that the site is restored following termination of the Temporary Commercial Use Permit.

RES.R14-550

Carried

18. **7914-0068-00**  
**12107 - 101A Avenue**  
**Jasdeep Chahal, Avtar and Hansraj Chahal**  
 Development Variance Permit  
*in order to reduce the east side yard setback for a proposed house, to retain a dogwood tree and an oak tree.*

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 Council approve Development Variance Permit No. 7914-0068-00 (Appendix II) to proceed to Public Notification to reduce the minimum side yard setback of a principal building in the RF Zone, from 1.8 metres (6 ft.) to 1.2 metres (4 ft.).

RES.R14-551

Carried

**C. ITEMS REFERRED BACK**

**D. CORPORATE REPORTS**

**E. DELEGATIONS**

1. **Amrik Purewal / Amrik Purewal / Jisbinder Kaur Purewal / Manvir Singh Purewal**  
 File: 7913-0187-00  
 2650 and 2668 - 143A Street

Amrik Purewal and Suman Purewal were in attendance before Council to request reconsideration of the denial of their request for an amendment to a restrictive covenant in order to permit the removal of three trees on the property located at 2650 and 2668 - 143A Street.

The following comments were made by the delegation:

- The delegation is concerned that Tree 571 located on Lot 6 is too close to a recently constructed home. Photographs taken during construction show that the branches are touching the home, and a number of large branches have fallen in the last 6 months, with some damaging the fence on the property.
- Lot 7 has two trees that are of concern and the delegation provided an inventory report from Arbortech conducted in October 2010 which shows that Trees 571, 581 and 581 were recommended for removal at the time of development.

- Based on the information provided and the concern for safety, the delegation requests that the City reconsider the decision to retain these trees.
- The owner, Amrik Purewal noted that he has owned the property for 11 years. He agreed to a restrictive covenant in order to retain trees on site but feels that these three trees need to be removed. He is having difficulty selling Lot 7 because it is not possible to achieve a functional building envelope on the site.

Council and Staff made the following comments:

- Proper pruning may eliminate the limb fall problem.
- The developers agreed to a restrictive covenant that includes the trees in question.
- The building sites are large (15,000 sq. ft.) and should be able to accommodate a functional home footprint.
- The recommendation of Staff is to try and save the trees. If the trees do not recover, then removal may occur after August 2015.
- Council requested that the City Arborist conduct a site visit and report back with findings.

It was

Moved by Councillor Hayne

Seconded by Councillor Steele

That the City Arborist attend the site to assess the health and safety of the remaining trees and concerns raised by the Applicant, and prepare a report back to Council.

Carried

RES.R14-552

## F. CORRESPONDENCE

## G. NOTICE OF MOTION

## H. BY-LAWS

### FINAL ADOPTIONS

1. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 117 Amendment By-law, 2005, No. 15759"  
7904-0058-00 - Dharvinder Dhaliwal & Gurpal Sahota  
c/o Mainland Engineering (2007) Corporation (Avnash Banwait)  
To authorize the redesignation of the properties located at 5811 and 5863 - 126 Street from Suburban (SUB) to Urban (URB).

Approved by Council: May 30, 2005

This by-law is proceeding in conjunction with By-law 15760.

- \* Planning and Development advise (see memorandum dated April 7, 2014 in back up) that it has been more than 8 years since this application received third reading, City Policy No. 38 allows Council the discretion to hold a new Public Hearing for the By-Law, should they find it necessary. The application was delayed due to financing difficulties from the applicant, and the extension of services from the west. In 2011 the layout was adjusted to reflect new road dedications and to better integrate with recent developments in the area. A copy of the original Planning Report is attached for Council's review.

It was Moved by Councillor Gill  
 Seconded by Councillor Villeneuve  
 That "Surrey Official Community Plan  
 By-law, 1996, No. 12900, No. 117 Amendment By law, 2005, No. 15759" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.  
Carried

RES.R14-553

"Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15760"  
 7904-0058-00 - Dharvinder Dhaliwal & Gurpal Sahota  
 c/o Mainland Engineering (2007) Corporation (Avnash Banwait)  
 RA to RF-12 - 5811 and 5863 - 126 Street - to allow subdivision into 19 single family small lots.

Approved by Council: May 30, 2005

This by-law is proceeding in conjunction with By-law 15759.

It was Moved by Councillor Gill  
 Seconded by Councillor Villeneuve  
 That "Surrey Zoning By-law, 1993, No. 12000,  
 Amendment By-law, 2005, No. 15760" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.  
Carried

RES.R14-554

2. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2013, No. 18069"  
 7913-0138-00 - 0723657 BC Ltd. and S N D Development Ltd.  
 c/o 0723657 BC Ltd. (Jasmail Sran)  
 RA to RF - 6030 - 188 Street and 18813 - 60 Avenue - to permit subdivision into eight (8) single family lots with adjoining property at 18833 - 60A Avenue.

Approved by Council: September 9, 2013

**Note:** Change in ownership

**Note:** See Development Variance Permit No. 7913-0138-00 under Section I.

- \* Planning and Development advise (see memorandum dated April 9, 2014 in back up) that further to Council's request for Engineering staff to review concerns raised by residents regarding traffic volume, speed and overall safety in the vicinity

of this proposed development; General Manager, Engineering sent a memorandum to Mayor and Council on December 3, 2013 (copy in back up) that outlined several measures undertaken by the City to mitigate the impacts that development in this areas has had on traffic and indicated that staff plan to undertake future monitoring of 188 Street in this area.

It was Moved by Councillor Gill  
Seconded by Councillor Villeneuve  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2013, No. 18069" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R14-555

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. 7913-0138-00**  
0723657 BC Ltd., S N D Development Ltd. and Ian Slaney  
18813 – 60 Avenue, 6030 – 188 Street and 18833 – 60A Avenue

**Note:** See By-law No. 18069 under Section H.

To vary "Surrey Zoning By-law, 1993, No. 12000", as amended Part 16, Sections F and K, as follows:

- (i) to reduce the minimum lot depth of the RF Zone from 28 metres (90 ft.) to:
- 27 metres (88 ft.) for proposed Lot 1; and
  - 27.7 metres (88 ft.) for proposed Lot 2; and
- (ii) to reduce the minimum south side yard setback of the RF Zone from 1.8 metres (6 ft.) to 1.2 metres (4 ft.) for proposed Lot 8.

To permit subdivision into eight (8) single family lots

Supported after public notification on September 23, 2013

It was Moved by Councillor Gill  
Seconded by Councillor Villeneuve  
That Development Variance Permit No.  
7913-0138-00 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.R14-556

Carried

2. **Formal Issuance of Development Permit**

**Note:** If the Development Permit as presented, is not acceptable to Council in relation to the character of the development, including landscaping and siting, form, exterior design and finish of the building and other structures, Council may refer the Development Permit application back to staff with direction regarding any of these matters.

- (a) **Development Permit No. 7912-0030-00**  
4239431 CANADA INC.  
10520 - 150 Street

Approval to draft by Council: June 11, 2012.

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

It was	Moved by Councillor Gill Seconded by Councillor Hayne That the Mayor and Clerk be authorized to execute Development Permit No. 7912-0030-00.
	<u>Carried</u>

RES.R14-557

J. **OTHER BUSINESS**


K. **ADJOURNMENT**


It was	Moved by Councillor Villeneuve Seconded by Councillor Gill That the April 14, 2014 Regular Council - Land Use meeting be adjourned.
	<u>Carried</u>

RES.R14-558

The Regular Council - Land Use meeting adjourned at 5:55 p.m.

Certified correct:

  
\_\_\_\_\_  
Jane Sullivan, City Clerk

  
\_\_\_\_\_  
Mayor Dianne Watts