

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****NEWTON**

1. **7914-0066-00**
12025 - Nordel Way
**ZIP Signs, 0701115 B.C. Ltd / Director Information: Sukhwinder S Hundal /
Rajinder Singh Mann / Officer Information as at July 30, 2013:
Sarwan Hundal (President) Rajinder S. Mann (Secretary)**
Development Variance Permit
in order to allow one additional sign on the premise.

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

It was Moved by Councillor Hepner
Seconded by Councillor Steele
That Council approve Development Variance
Permit No. 7914-0066-00 (Appendix III) to proceed to Public Notification 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).

RES.R14-615

Carried

SOUTH SURREY

2. **7913-0003-00**
15542 - 32 Avenue
Dave Batten, Krahn Engineering Ltd. / Sukhwinder K Samra /
Pulbinder S Samra
Rezoning from A-2 to IB-3 / Development Permit / Development Variance Permit
in order to permit the development of a business park building.

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

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

1. a By-law be introduced to rezone the subject site in Planning Application No. 7913-0003-00 from "Intensive Agricultural Zone (A-2)" (By-law No. 12000) to "Business Park 3 Zone (IB-3)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7913-0003-00 generally in accordance with the attached drawings (Appendix II).
3. Council approve Development Variance Permit No. 7913-0003-00 (Appendix VI) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum front yard setback of the IB-3 Zone from 7.5 metres (25 ft.) to 5.36 metres (17.5 ft.).
4. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) approval from the Ministry of Transportation & Infrastructure;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;

- (f) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
- (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (h) registration of a Section 219 Restrictive Covenant requiring fire sprinklers to NFPA standards and to release and indemnify the City from liability;
- (i) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture;
- (j) registration of a P-15 license agreement for riparian enhancement works and monitoring and maintenance within the future parkland.

RES.R14-616

Carried

It was

Moved by Councillor Martin

Seconded by Councillor Rasode

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

Amendment Bylaw, 2014, No. 18213" pass its first reading.

RES.R14-617

Carried

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

It was

Moved by Councillor Martin

Seconded by Councillor Rasode

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

Amendment Bylaw, 2014, No. 18213" pass its second reading.

RES.R14-618

Carried

It was then

Moved by Councillor Martin

Seconded by Councillor Rasode

That the Public Hearing on "Surrey Zoning

Bylaw, 1993, No. 12000, Amendment Bylaw, 2014, No. 18213" be held at the City Hall on Monday, May 12, 2014, at 7:00 p.m.

RES.R14-619

Carried**SURREY CITY CENTRE/WHALLEY**

3. **7914-0012-00**
13479- 108 Avenue
Rob Elliott, Bosa Properties (Gateway-Comm) Inc. /
Bosa Properties (Gateway-Comm) Inc.
 Development Permit / Development Variance Permit
in order to permit the development of a 5-storey office/retail development.

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:

1. Council authorize staff to draft Development Permit No. 7914-0012-00, generally in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7914-0012-00 (Appendix VII) varying the following provisions of CD By-law No. 10464 as amended by By-law No. 12660, to proceed to Public Notification:
 - (a) to vary Section D. Site Coverage, to increase the maximum site coverage from 90% to 96%;
 - (b) to vary Section E. Subdivision, to reduce the minimum lot size required for subdivision, from 2,000 square metres (0.5 acre) to 1,650 square metres (0.41 acre); and
 - (c) to vary Section F. Height of Buildings, to increase the maximum building height from 3 storeys (12 ft.) to 5 storeys (91 ft.).
3. Council instruct staff to resolve the following issues prior to final approval:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) 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 Planning and Development Department;
 - (d) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (e) submission of a final landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (f) resolution of all urban design issues to the satisfaction of the Planning and Development Department; and

- RES.R14-620
- (g) the applicant to register a Restrictive Covenant to ensure that a permanent pedestrian connection is provided on the lot, between City Parkway and the privately-owned open space to the west.
- Carried

RESIDENTIAL/INSTITUTIONAL

NEWTON

4. **7913-0035-00**
12131 - 66 Avenue
12145 - 66 Avenue
Mike Kompter, Hub Engineering Inc. / K D S Holdings Ltd /
Peter D Reynolds / Hazel M Randall
 Rezoning from RA to RF, RF-12 and RF-10
in order to allow subdivision into 16 small single family lots and one 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 Martin
 That:

1. Council pass a resolution to file By-law No. 18036.
2. a By-law be introduced to rezone the subject site as shown on the Rezoning Block Plan (Appendix II) as follows:
 - (a) Block A from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential Zone (RF)" (By-law No. 12000);
 - (b) Block B from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (12) Zone (RF-12)" (By-law No. 12000);
 - (c) Block C from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (10) Zone (RF-10)" (By-law No. 12000);

and a date be set for Public Hearing.
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) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;

4. Council pass a resolution to amend West Newton Local Area Plan to redesignate the land from Townhouse 8-15 upa to Compact Single Family 7.5 upa when the project is considered for final adoption.

RES.R14-621 Carried

It was Moved by Councillor Martin
 Seconded by Councillor Villeneuve
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2013, No. 18036" be filed.

RES.R14-622 Carried

It was Moved by Councillor Martin
 Seconded by Councillor Villeneuve
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2014, No. 18214" pass its first reading.

RES.R14-623 Carried

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

It was Moved by Councillor Martin
 Seconded by Councillor Villeneuve
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2014, No. 18214" pass its second reading.

RES.R14-624 Carried

It was then Moved by Councillor Martin
 Seconded by Councillor Villeneuve
 That the Public Hearing on "Surrey Zoning
 Bylaw, 1993, No. 12000, Amendment Bylaw, 2014, No. 18214" be held at the City Hall
 on Monday, May 12, 2014, at 7:00 p.m.

RES.R14-625 Carried

D. CORPORATE REPORTS

E. DELEGATIONS

F. CORRESPONDENCE

G. NOTICE OF MOTION

H. BY-LAWS

FINAL ADOPTIONS

- 1. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 321 Amendment By-law, 2012, No. 17650"
7912-0068-00 – Torvan Developments Ltd.
c/o Coastland Engineering & Surveying Ltd. (Michael Helle)
To redesignate the property located at 2786 - 160 Street from Suburban (SUB) to Urban (URB).

Approved by Council: April 23, 2012

This By-law is proceeding in conjunction with By-law No. 17651.

Note: Change in ownership

Note: See Development Permit No. 7912-0068-00 under Section I.

It was
 Moved by Councillor Martin
 Seconded by Councillor Gill
 That "Surrey Official Community Plan
 By-law, 1996, No. 12900, No. 321 Amendment By-law, 2012, No. 17650" be finally
 adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R14-626

Carried

"Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2012, No. 17651"
 RA to RF and RF-9 - 2786 - 160 Street - to permit subdivision into 8 single family
 residential lots.

Approved by Council: April 23, 2012

It was Moved by Councillor Martin
 Seconded by Councillor Gill
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment By-law, 2012, No. 17651" be finally adopted, signed by the Mayor and
 Clerk, and sealed with the Corporate Seal.

RES.R14-627 Carried

2. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2013, No. 17939"
 7912-0209-00 – 0943151 B.C. Ltd. c/o Hub Engineering Inc. (Mike Kompter)
 RA to RF – 16413 and 16443 – 104 Avenue - to permit a subdivision into fifteen (15)
 single family lots and one reminder lot.

Approved by Council: May 6, 2013

Note: Change in ownership

It was Moved by Councillor Martin
 Seconded by Councillor Hepner
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment By-law, 2013, No. 17939" be finally adopted, signed by the Mayor and
 Clerk, and sealed with the Corporate Seal.

RES.R14-628 Carried

3. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2013, No. 17891"
 7905-0165-00 – Ekam Development Ltd.
 c/o Coastland Engineering & Surveying Ltd. (Michael Helle)
 RA to RF -12 - 10511 – 160 Street, 15810 – 105A Avenue, 16025 – 104 Avenue and
 Portions of 160 Street - to permit subdivision into 36 small single family lots and one
 remnant parcel for riparian protection.

Approved by Council: March 11, 2013

Note: Change in ownership

Note: See Development Variance Permit No. 7905-0165-00 under Section I

- * Planning and Development advise (see memorandum dated April 24, 2014 in
 back up) that the concerns raised at the Public Hearing have been addressed to the
 satisfaction of the Engineering Department as follows:

The developer will be extending water mains to service the development, and the
 appropriate water flow and pressure for the area will be provided in accordance
 with the standard design criteria.

Off-Street parking has been provided for each lot in the development in
 accordance with by-law requirements. Driveways have been paired to maximize
 on-street parking. A total of nine (9) parking stalls have been incorporated into
 the design of the 159B Street cul-de-sac.

RES.R14-629

It was	Moved by Councillor Martin Seconded by Councillor Gill That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2013, No. 17891" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.
	<u>Carried</u>

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. 7912-0068-00**
Torvan Developments Ltd.
2786 – 160 Street

Note: See By-law No. 17650 and 17651 under Section H.

Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:

- (i) In Section F of Part 17A Single Family Residential (12) Zone (RF-12), the minimum side yard setback from the east property line is reduced from 1.8 metres (6 ft.) to 1.3 metres (4.3 ft.) for Lot 5.

To permit subdivision into 8 single family residential lots.

Supported after public notification on May 7, 2012.

RES.R14-630

It was	Moved by Councillor Martin Seconded by Councillor Gill That Development Variance Permit No. 7912-0068-00 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.
	<u>Carried</u>

- (b) **Development Variance Permit No. 7905-0165-00**
Ekam Development Ltd.
10511 – 160 Street, 15810 – 105A Avenue, 16025 – 104 Avenue and Portions of
160 Street

Note: See By-law No. 17891 under Section H.

Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:

- (i) In Section K of Part 17A Single Family Residential (12) Zone (RF-12), the minimum lot depth of an RF-12 Type II lot (west property line of proposed Lot 1) is reduced from 22 metres (72 ft.) to 19.2 metre (63 ft.).

To permit subdivision into 36 small single family lots and one remnant parcel for riparian protection.

Supported after public notification on April 8, 2013.

It was Moved by Councillor Martin
 Seconded by Councillor Gill
 That Development Variance Permit
 No. 7905-0165-00 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.R14-631

Carried

J. OTHER BUSINESS

K. ADJOURNMENT


It was Moved by Councillor Martin
 Seconded by Councillor Gill
 That the April 28, 2014 Regular Council -
 Land Use meeting be adjourned.

RES.R14-632


Carried

The Regular Council - Land Use meeting adjourned at 5:52 p.m.

Certified correct:



 Jane Sullivan, City Clerk



 Mayor Dianne Watts