

Present:

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

Absent:**Staff Present:**

City Manager
City Clerk
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. 7912-0004-00**
7550 - King George Blvd.
Jordan Levine, Omicron Canada Inc. / Loblaw Properties West Inc.,
Inc. No. 74514A
Rezoning from C-8 to CD (Based on C-8 and CG-2)
Development Permit / Development Variance Permit
in order to permit the development of a gas station on a commercial shopping centre site in the Newton Town 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 Martin
That:

1. a By-law be introduced to rezone the subject site in Planning Application No. 7912-0004-00 from "Community Commercial Zone (C-8)" (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. 7912-0004-00 generally in accordance with the attached drawings (Appendix II).

3. Council approve Development Variance Permit No. 7912-0004-00 (Appendix VI) varying the following, to proceed to Public Notification:
 - (a) to increase the number of permitted canopy signs from 1 to 2.
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 landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (d) submission of financial securities to ensure the installation of a level 3 electric vehicle charging station on the site, to the satisfaction of the General Manager, Planning & Development.

RES.R14-1313

Carried

It was

Moved by Councillor Martin

Seconded by Councillor Gill

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

Amendment Bylaw, 2014, No. 18274" pass its first reading.

RES.R14-1314

Carried

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

It was

Moved by Councillor Martin

Seconded by Councillor Gill

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

Amendment Bylaw, 2014, No. 18274" pass its second reading.

RES.R14-1315

Carried

It was then

Moved by Councillor Martin

Seconded by Councillor Gill

That the Public Hearing on "Surrey Zoning

Bylaw, 1993, No. 12000, Amendment Bylaw, 2014, No. 18274" be held at the City Hall on September 8, 2014, at 7:00 p.m.

RES.R14-1316

Carried

SOUTH SURREY

2. **7914-0136-00**
1711 - 152 Street
Tom Bunting, Studio B Architects /First Capital (Semiahmoo) Corporation,
Inc. No. 0883733
 Development Permit
in order to permit renovations to a portion of the Semiahmoo Shopping Centre 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 Gill
That:

1. Council authorize staff to draft Development Permit No. 7914-0136-00 generally in accordance with the attached drawings (Appendix II).
2. Council instruct staff to resolve the following issues prior to approval:
 - (a) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department; and
 - (b) resolution of all urban design issues to the satisfaction of the Planning and Development Department.

RES.R14-1317

Carried

3. **7914-0093-00**
19370 - 32 Avenue
Jeff Gallichen, 0818307 BC Ltd / 0818307 BC Ltd.
Director Information: Jeffrey James Gallichen / Robert Gallichen / Debbie Gallichen
Officer Information as at March 3, 2014: Debbie Gallichen (Secretary) /
Robert Gallichen (President)
 Temporary Use Permit / Official Community Plan Text Amendment
in order to permit the continued operation of an unauthorized truck parking facility for a period not to exceed 3 years.

Prior to the start of the Regular Council Land Use meeting, email correspondence was received by the Applicant requesting that Planning Application No. 7914-0093-00 be deferred to a future Council meeting; therefore Application No. 7914-0093-00 is out of order.

4. **7914-0091-00**
1611 - 128 Street
Babu Kadiyala, Berezan Management Ltd. / Berezan Management
(Ocean Park) Ltd
Rezoning from CG-2 to C-8 / Development Permit / Development Variance Permit
to allow for the development of a commercial building accommodating a TD 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. a By-law be introduced to rezone the subject site in Planning Application No. 7914-0091-00 from "Combined Service Gasoline Station Zone (CG-2)" (By-law No. 12000) to "Community Commercial (8) Zone (C-8)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7914-0091-00, including a comprehensive sign design package, generally in accordance with the attached drawings (Appendix II).
3. Council approve Development Variance Permit No. 7914-0091-00 (Appendix V) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum south side yard setback of the C-8 Zone from 7.5 metres (25 ft.) to 3.3 metres (10.8 ft.);
 - (b) to reduce the minimum north side yard setback of the C-8 Zone from 7.5 metres (25 ft.) to 0 metres (0 ft.); and
 - (c) to reduce the number of required off-street parking stalls from 8 to 6 stalls.
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 landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;

- (d) obtain a Certificate of Compliance from the Ministry of Environment;
- (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
- (f) 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.
- RES.R14-1318 Carried

It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2014, No. 18275" pass its first reading.

RES.R14-1319 Carried

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

It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2014, No. 18275" pass its second reading.

RES.R14-1320 Carried

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. 18275" be held at the City
Hall on September 8, 2014, at 7:00 p.m.

RES.R14-1321 Carried

Staff, in response to a question from Council noted that Public Consultation was conducted.

RESIDENTIAL/INSTITUTIONAL

CLOVERDALE/CLAYTON

5. **7911-0270-00**
Portion of 7379 - 194A Street
Mike Kompter, Hub Engineering Inc. / Evershine Land Group Inc.,
Inc. No. BCo885709
OCP Amendment from Suburban to Urban / NCP Amendment to include the subject property within the NCP boundary as 10-15 upa (Medium Density)
Rezoning from RA to RF-10
in order to permit the development of approximately eight (8) single family small 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 Martin
That:

1. a By-law be introduced to amend the OCP by redesignating the subject site in Planning Application No. 7911-0270-00 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 the subject site in Planning Application No. 7911-0270-00 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.
4. a By-law be introduced to amend Schedule F, Area XXIII map in Surrey Zoning By-law No. 12000 and a date for Public Hearing be set (Appendix X).
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; and
 - (c) discharge of "no-build" Restrictive Covenant BB4035235 registered on the subject site.
6. Council pass a resolution to amend the East Clayton Neighbourhood Concept Plan (NCP) Extension – North of 72 Avenue to include the site within the NCP and to designate it as 10-15 upa (Medium Density) when the project is considered for final adoption.

RES.R14-1322

Carried

RES.R14-1323 It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Official Community Plan Bylaw,
1996, No. 12900, No. 395, Amendment Bylaw, 2014, No. 18276" pass its first reading.
Carried
with Councillor Rasode and Mayor Watts
opposed

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

RES.R14-1324 It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Official Community Plan Bylaw,
1996, No. 12900, No. 395, Amendment Bylaw, 2014, No. 18276" pass its second
reading.
Carried
with Councillor Rasode and Mayor Watts
opposed

RES.R14-1325 It was then Moved by Councillor Gill
Seconded by Councillor Martin
That the Public Hearing on "Surrey Official
Community Plan Bylaw, 1996, No. 12900, No. 395, Amendment Bylaw, 2014,
No. 18276" be held at the City Hall on September 8, 2014, at 7:00 p.m.
Carried

RES.R14-1326 It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2014, No. 18277" pass its first reading.
Carried
with Councillor Rasode and Mayor Watts
opposed

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

RES.R14-1327 It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2014, No. 18277" pass its second reading.
Carried
with Councillor Rasode and Mayor Watts
opposed

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. 18277" be held at the City
 Hall on September 8, 2014, at 7:00 p.m.

RES.R14-1328 Carried

It was Moved by Councillor Gill
 Seconded by Councillor Martin
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Text Amendment Bylaw, 2014, No. 18278" pass its first reading.

RES.R14-1329 Carried
 with Councillor Rasode and Mayor Watts
 opposed

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

It was Moved by Councillor Gill
 Seconded by Councillor Martin
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Text Amendment Bylaw, 2014, No. 18278" pass its second reading.

RES.R14-1330 Carried
 with Councillor Rasode and Mayor Watts
 opposed

It was then Moved by Councillor Gill
 Seconded by Councillor Martin
 That the Public Hearing on "Surrey Zoning
 Bylaw, 1993, No. 12000, Text Amendment Bylaw, 2014, No. 18278" be held at the
 City Hall on September 8, 2014, at 7:00 p.m.

RES.R14-1331 Carried

6. **7913-0284-00**
6159 - 170 Street
Theresa Rawle, H.Y. Engineering Ltd. / Ujjal Dosanjh
 Rezoning from RS (By-law No. 5942) and RA to RF and RF-12
in order to allow subdivision into 20 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 Martin
 That:

1. a By-law be introduced to rezone Block A of the subject site in Planning
 Application No. 7913-0284-00 from "One-Acre Residential Zone (RA)"
 (By-law No. 12000) and "Suburban Residential Zone (RS)" (By-law

No. 5942) to "Single Family Residential (12) Zone (RF-12)", Block B of the subject site from "Suburban Residential Zone (RS)" (By-law No. 5942) to "Single Family Residential Zone (RF)" and Block C of the subject site from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential Zone (RF)" and a date be set for Public Hearing (Appendix I).

2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) registration of a Section 219 Restrictive Covenant for "no build" on a portion of proposed Lot 20 until future consolidation with the adjacent property at 6183 - 170 Street; and
 - (e) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department.

RES.R14-1332

Carried

It was

Moved by Councillor Gill

Seconded by Councillor Martin

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

Amendment Bylaw, 2014, No. 18279" pass its first reading.

RES.R14-1333

Carried

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

It was

Moved by Councillor Gill

Seconded by Councillor Martin

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

Amendment Bylaw, 2014, No. 18279" pass its second reading.

RES.R14-1334

Carried

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. 18279" be held at the City Hall on September 8, 2014, at 7:00 p.m.

RES.R14-1335

Carried

FLEETWOOD/GUILDFORD

7. 7914-0023-00
9082 - 148 Street
9072 - 148 Street
Mike Kompter, Hub Engineering Inc. / Beant K. Gill / Satbir S. Gill / Jaspal S. Johal
Rezoning from RF to RF-12
in order to allow subdivision into seven small 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:

1. a By-law be introduced to rezone the subject site in Planning Application No. 7914-0023-00 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 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 Planning and Development Department;
 - (e) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;
 - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
 - (g) registration of a Section 219 Restrictive Covenant for "no build" on a portion of proposed Lot 7 until future consolidation with the adjacent property to the south at 9060 - 148 Street.

RES.R14-1336

Carried

It was Moved by Councillor Gill
Seconded by Councillor Hayne
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2014, No. 18280" pass its first reading.
RES.R14-1337 Carried

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

It was Moved by Councillor Gill
Seconded by Councillor Hayne
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2014, No. 18280" pass its second reading.
RES.R14-1338 Carried

It was then Moved by Councillor Gill
Seconded by Councillor Hayne
That the Public Hearing on "Surrey Zoning
Bylaw, 1993, No. 12000, Amendment Bylaw, 2014, No. 18280" be held at the City
Hall on September 8, 2014, at 7:00 p.m.
RES.R14-1339 Carried

NEWTON

8. **7914-0170-00**
14811 - 76 Avenue
Karamjit Singh / Karamjit Singh
Development Variance Permit
to vary the minimum rear and side yard setbacks in order to permit a single family dwelling to be built on a recent subdivision.

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 Council approve Development Variance
Permit No. 7914-0170-00 (Appendix III) varying the following, to proceed to Public
Notification:

(a) to reduce the minimum rear yard setback of the Single Family Residential (RF) Zone for the garage from 7.5 metres (25 ft.) to 2.1 metres (6.9 ft.); and

(b) to reduce the minimum east side yard setback of the Single Family Residential (RF) Zone from 1.8 metres (6 ft.) to 1.2 metres (4 ft.).
RES.R14-1340 Carried

9. **7914-0172-00**
12136 - 56 Avenue
Avtar Singh, Binder Boora / Parmjit Kaur / Avtar Singh
 Development Variance Permit
to vary the side yard setbacks in order to permit the development of a single family dwelling on a non-conforming RA lot.

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 Council approve Development Variance
 Permit No. 7914-0172-00 (Appendix III) varying the following, to proceed to Public
 Notification:

- (a) to reduce the minimum east side yard setback of the RA Zone from
 4.5 metres (15 ft.) to 3.2 metres (10.5 ft.); and
- (b) to reduce the minimum west side yard setback of the RA Zone from
 4.5 metres (15 ft.) to 2.4 metres (8 ft.).

RES.R14-1341

Carried

10. **7914-0167-00**
7353 - 124 Street
Palbinder S Brar / Jagroop K Brar / Palbinder S Brar / Jagdip S Brar
 Restrictive Covenant amendment
in order to permit the removal of a specimen quality tree on a single family lot.

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

M. Kompter, HUB Engineering (Agent on behalf of the Applicant): The Agent explained that the plans for both homes were specifically created with the intent to have homes located within close proximity. During the original application the plans called for the removal of one tree from the property; staff advised that they wished that the tree be retained which created issues for the proposed development and now the plans are on hold. Additionally, the engineering transportation requested a 10-metre front-yard setback which is a large encroachment on the lot and essentially it hampers the plans. The Agent is asking for removal of the one tree, as originally requested, and in exchange the Applicants will plant 8 trees throughout the site.

The Agent clarified that the plans for both homes cannot be fulfilled if the tree is forced to remain and that the intent of the Applicants is for both homes to be the exact plan but mirrored on the respective lots.

It was Moved by Councillor Gill
 Seconded by Councillor Martin
 That the petition provided by the Agent be
 received as information.

RES.R14-1342

Carried

Council requested additional detail regarding the proposed road allowance associated with the site. Staff, in response clarified that the requested front-yard setback on file is actually 7.5 metres and not 10 metres. The Agent noted that the encroachment of the front yard setback along with the denial of the tree removal is what is causing issues for the Applicants in achieving their proposed development.

Staff, in response to a question from Council noted that they spoke with the Applicant regarding a potential variance for the front-yard setback; however, the Applicant is not interested in pursuing a variance to the front-yard setback and is only interested in proceeding with the plan associated with removal of the tree.

The Agent further clarified that according to the Applicants, if the subject tree is not removed, the entire design scheme would have to be changed and the Applicants are not interested in changing their design, they wish only to have identically mirrored homes and that with the proposed setbacks, and tree retention, as suggested by staff, would result in an entirely different design that is a departure from the Applicants original intent. In addition, the tree is too large to be relocated on the property.

It was Moved by Councillor Martin
 Seconded by Councillor Gill
 That Council support the removal of the tree
 and refer Application No. 7914-0167-00 back to staff.

RES.R14-1343

Carried

11. **7914-0009-00**
5772 - 152 Street
Maggie Koka, Aplin & Martin Consultants Ltd. / Jasbir K. Kalar / Bathiter S. Kalar
 Rezoning from RH-G to CD (based on RH-G)
in order to allow subdivision into 2 half-acre (gross density) type residential 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 Martin
 That:

1. a By-law be introduced to rezone the subject site Application No. 7914-0009-00 from "Half-Acre Residential Gross Density Zone (RH-G)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (based on "Half-Acre Residential Gross Density Zone [RH-G]") (By-law No. 12000) and a date be set for Public Hearing.

2. Council instruct staff to resolve the following issues prior to final adoption:
- (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) approval from the Ministry of Transportation & Infrastructure;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture; and
 - (f) registration of a Section 219 Restrictive Covenant to ensure tree protection.

RES.R14-1344

Carried

It was

Moved by Councillor Martin

Seconded by Councillor Gill

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

Amendment Bylaw, 2014, No. 18281" pass its first reading.

RES.R14-1345

Carried

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

It was

Moved by Councillor Martin

Seconded by Councillor Gill

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

Amendment Bylaw, 2014, No. 18281" pass its second reading.

RES.R14-1346

Carried

It was then

Moved by Councillor Martin

Seconded by Councillor Gill

That the Public Hearing on "Surrey Zoning

Bylaw, 1993, No. 12000, Amendment Bylaw, 2014, No. 18281" be held at the City Hall on September 8, 2014, at 7:00 p.m.

RES.R14-1347

Carried

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) approval from the Ministry of Transportation & Infrastructure;
 - (d) submission of an acceptable tree survey and a statement regarding tree preservation;
 - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (f) approval from the Ministry of Forests, Lands and Natural Resource Operations under the Water Act R.S.B.C. 1996, c.483;
 - (g) approval from the Department of Fisheries and Oceans; and
 - (h) 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.

RES.R14-1348

Carried

It was

Moved by Councillor Gill
 Seconded by Councillor Hepner
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2014, No. 18282" pass its first reading.

RES.R14-1349

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, 2014, No. 18282" pass its second reading.

RES.R14-1350

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, 2014, No. 18282" be held at the City
 Hall on September 8, 2014, at 7:00 p.m.

RES.R14-1351

Carried

RES.R14-1352 It was Moved by Councillor Gill
Seconded by Councillor Hepner
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2014, No. 18283" pass its first reading.
Carried

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

RES.R14-1353 It was Moved by Councillor Gill
Seconded by Councillor Hepner
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2014, No. 18283" pass its second reading.
Carried

RES.R14-1354 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. 18283" be held at the City
Hall on September 8, 2014, at 7:00 p.m.
Carried

FLEETWOOD/GUILDFORD

13. **7913-0283-00**
18013 - 96 Avenue
Roger Jawanda, CitiWest Consulting Ltd. / P & L So Enterprises Ltd
OCP Text Amendment / Temporary Industrial Use Permit
*in order to declare the site a Temporary Industrial Use Permit Area and to permit a
temporary truck parking facility for a maximum of 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 Martin
That:

1. a By-law be introduced to amend the OCP by declaring the subject site in Planning Application No. 7913-0283-00 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. 7913-0283-00 (Appendix VI) 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;
 - (b) permission from DFO for the installation of a culvert for driveway access to 96 Avenue;
 - (c) completion of Pre-Servicing Requirements identified for the proposed truck parking (Appendix VII);
 - (d) installation of a chain link fence to delineate the 2-metre (7 ft.) wide yellow-coded watercourse setback area along the eastern and western property lines and a 5-metre (16 ft.) wide red-coded watercourse setback area along the southern property line;
 - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect; and
 - (f) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department.
5. Council direct staff to bring forward this application approximately 6 months from the date of approval to proceed (i.e. last Council meeting of January 2015) for consideration of filing, if the above noted issues have not been adequately fulfilled by the applicant.

RES.R14-1355

Carried

It was

Moved by Councillor Gill

Seconded by Councillor Martin

That "Surrey Official Community Plan Bylaw, 1996, No. 12900, Text No. 134, Amendment Bylaw, 2014, No. 18284" pass its first reading.

RES.R14-1356

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. 134, Amendment Bylaw, 2014, No. 18284" pass its second reading.

RES.R14-1357

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. 134, Amendment Bylaw, 2014,
 No. 18284" be held at the City Hall on September 8, 2014, at 7:00 p.m.
 RES.R14-1358 Carried

SURREY CITY CENTRE/WHALLEY

14. **7914-0021-00**
Portion of 9664 - 137 Street
Portion of 9661 - 137A Street
9639 - 137A Street
John Tierney, Lark Group / North Harper Lands Development Ltd. / City of Surrey
 OCP Amendment for a portion from Multiple Residential to Commercial.
 Amend Comprehensive Development Zone (By-law No.17437) (based upon C-35).
 Rezone from RF and CD By-law (No. 17437) to CD (based upon C-35)
 Development Permit
in order to permit the development of a 12-storey office/retail development.

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 redesignating portions of 9664 - 137 Street and 9661 - 137A Street from Multiple Residential to Commercial (Appendix II) 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 Comprehensive Development By-law No. 17437 and a date be set for Public Hearing.
4. a By-law be introduced to rezone portions from "Single Family Residential Zone (RF)" and "Comprehensive Development Zone (CD)" (By-law No. 17437) to "Comprehensive Development Zone (CD)".
5. Council approve the applicant's request to vary the Sign By-law as described in Appendix III.

6. Council authorize staff to draft Development Permit No. 7914-0021-00, including a comprehensive sign design package, generally in accordance with the attached drawings (Appendix IV).
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 an acceptable tree survey and a statement regarding tree preservation;
 - (c) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (d) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (e) the applicant complete the acquisition of the subject City-owned lots at 9664 - 137 Street and 9661 - 137A Street;
 - (f) 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;
 - (g) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department; and
 - (h) registration of a reciprocal access easement agreement for shared driveway access and parking with lot to the south (City Centre 1 at 13737 - 96 Avenue).

RES.R14-1359

Carried

It was

Moved by Councillor Gill

Seconded by Councillor Steele

That "Surrey Official Community Plan Bylaw, 1996, No. 12900, No. 396, Amendment Bylaw, 2014, No. 18285" pass its first reading.

RES.R14-1360

Carried

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

It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Official Community Plan Bylaw,
1996, No. 12900, No. 396, Amendment Bylaw, 2014, No. 18285" pass its second
reading.

RES.R14-1361 Carried

It was then Moved by Councillor Gill
Seconded by Councillor Steele
That the Public Hearing on "Surrey Official
Community Plan Bylaw, 1996, No. 12900, No. 396, Amendment Bylaw, 2014, No.
18285" be held at the City Hall on September 8, 2014, at 7:00 p.m.

RES.R14-1362 Carried

It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2011, No. 17437, Amendment Bylaw, 2014, No. 18286" pass its
first reading.

RES.R14-1363 Carried

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

It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2011, No. 17437, Amendment Bylaw, 2014, No. 18286" pass its
second reading.

RES.R14-1364 Carried

It was then Moved by Councillor Gill
Seconded by Councillor Steele
That the Public Hearing on "Surrey Zoning
Bylaw, 1993, No. 12000, Amendment Bylaw, 2011, No. 17437, Amendment Bylaw,
2014, No. 18286" be held at the City Hall on September 8, 2014, at 7:00 p.m.

RES.R14-1365 Carried

It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2014, No. 18287" pass its first reading.

RES.R14-1366 Carried

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

RES.R14-1367 It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2014, No. 18287" pass its second reading.
Carried

RES.R14-1368 It was then Moved by Councillor Gill
Seconded by Councillor Steele
That the Public Hearing on "Surrey Zoning
Bylaw, 1993, No. 12000, Amendment Bylaw, 2014, No. 18287" be held at the City
Hall on September 8, 2014, at 7:00 p.m.
Carried

C. ITEMS REFERRED BACK

RESIDENTIAL/INSTITUTIONAL

SOUTH SURREY

1. **7913-0280-00**
1565 - 130 Street
Clarence Arychuk, Hunter Laird Engineering Ltd. / Hassell Construction Ltd
Rezoning from RF to RF-12 and RF-10 / Development Variance Permit
in order to allow subdivision into 49 single family small lots.

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

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

1. Surrey Zoning Amendment By-Law No. 18240, to rezone the site in Planning Application No. 7913-0280-00 from "Single Family Residential Zone (RF)" to Block A "Single Family Residential (10) Zone (RF-10)", and Block B "Single Family Residential (12) Zone (RF-12)", pass its third reading.
2. Council support Development Variance Permit No. 7913-0280-00 (Appendix IV) varying the following:
 - (a) to vary the requirement of the RF-12 Zone that all lots with a lane to take access from the lane, for proposed Lot 1 to have driveway access on 130 Street, and proposed Lot 17 to have driveway access on 15A Avenue;
 - (b) To vary the rear yard setback of the Type IV lot of the RF-10 Zone for the garages on proposed lots 6, 8 and 14 from 6 m [20 ft.] to 3 m [10 ft.];

- (c) To vary the Setback Definition, to allow hutches and bay or boxed windows, to encroach onto the side yard on flanking street setback from 2.4 m [8 ft.] in horizontal length to 6 m [20 ft.] for proposed lots 24, 28 and 42, still complying with the maximum 0.6 m [2 ft.] encroachment; and
- (d) To vary the front yard setback of the RF-12 Zone from 6 m [20 ft.] to 5.2 m [17 ft.] for the garage, on proposed lots 1, 2, 48 and 49.
- RES.R14-1369 Carried

It was Moved by Councillor Villeneuve
Seconded by Councillor Hepner
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2014, No. 18240" pass its third reading.
RES.R14-1370 Carried

Council noted that there was concern expressed by residents during the last Public Hearing concerning the proposed lanes and associated vehicular access. Council requested clarification from staff regarding proposed traffic calming measures that will be undertaken to mitigate the concerns raised.

Staff in response noted that the traffic studies that came back from the Applicant showing only a 6% increase in traffic volumes on the roads, currently at the one proposed access point, only 31 lots will have access, 14 lots remaining will have access to the lane. Lots #3 - 16 will have lane access, and Lots, 1, 2, 48 and 49 will have access to 130th.

With respect to emergency access, staff noted that there will be a path constructed through the park with locked bollards for emergency vehicle access. Traffic calming has been placed as a requirement on the lane to the north of the site. If the properties to the east of the site want to make application for traffic calming on 15A Avenue they can make an application to the City (as described in the planning report) include a petition and staff will review and conduct a study to determine if traffic calming is warranted.

Council requested staff to reevaluate the signalization going from 130 Street to 16 Avenue and the associated traffic calming measures that can help mitigate resident concerns.

2. **7911-0223-00**
16636 - 32 Avenue / 16664 - 32 Avenue
16686 - 32 Avenue / 16722 - 32 Avenue
2979 - 168 Street / 3005 - 168 Street / 3047 - 168 Street
Alison Davies, Infinity Properties Ltd. / April Creek Developments Ltd
Alison Sanghe / Sukhwinder Sanghe / Charnjit K Sanghe / Maghar S Sanghe
NCP Amendment to modify the local road network, to add a community detention facility and to modify the Open Space/ Linear Open Space
Rezoning from RA to CD (Based on RH-G) / Development Variance Permit

in order to allow subdivision into 67 single family lots, a community detention pond, protection of riparian area and the dedication of parkland.

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

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

1. Council consider granting Third Reading to By-law No. 17940.
2. Development Variance Permit No. 7911-0223-00 be filed.
3. Council passes a resolution to amend the North Grandview Heights Neighbourhood Concept Plan (NCP) to modify the local road network, to add a community detention facility, and to modify the Open Space/ Linear Open Space when the project is considered for final adoption (Appendix VI).

RES.R14-1371

Carried

It was Moved by Councillor Martin
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2013, No. 17940" pass its third reading.

RES.R14-1372

Carried

Council requested clarification from staff whether a slope analysis was completed prior to this Application coming before Council for consideration. Staff, in response noted that the Applicant has worked with a consultant to address the visual impact of building on a hillside. Some of the things they have proposed are dark toned roofs and siding materials to blend in to the hillside, additionally, the impact of the north face will be reduced by limiting the amount of storeys on the north face and articulating the north face, by stepping back the buildings. The Applicant also proposes additional plantings and will specify a minimum of 60 shrubs per lot to make sure the hillside is heavily vegetated.

D. CORPORATE REPORTS**E. DELEGATIONS****F. CORRESPONDENCE****G. NOTICE OF MOTION**

H. BY-LAWS

FINAL ADOPTIONS

1. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2013, No. 18008"
7906-0484-00 – 525448 B.C. Ltd., 576624 B.C. Ltd. and Papa Roni's Pizza and
Chicken Ltd.
c/o Urban Design Group Architects Ltd. (Paul Chiu)
A-1 to CD - 3264 – 152 Street - to permit the development of two service
commercial buildings.

Approved by Council: July 8, 2013

Note: Change in ownership

Note: See Development Permit No. 7906-0484-00 under Section I.

Planning and Development advise (see memorandum dated July 15, 2014 in back-up) that at the July 22, 2013 Public Hearing, the applicant was requested to negotiate a Temporary Construction Access Agreement with the owner of the adjacent property at 15252 – 32 Avenue. The applicant has secured temporary access and provided staff with a copy of the executed agreement.

Planning and Development further advise that it is in order for Council to pass a resolution amending the Rosemary Heights Business Park Neighbourhood Concept Plan (NCP) to redesignate the lands from "Business Park" to "Service Commercial".

It was Moved by Councillor Martin
Seconded by Councillor Steele
That Council amend the Rosemary Heights
Business Park Neighbourhood Concept Plan (NCP) to redesignate the lands from
"Business Park" to "Service Commercial".

RES.R14-1373

Carried

It was Moved by Councillor Martin
Seconded by Councillor Steele
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2013, No. 18008" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.

RES.R14-1374

Carried

2. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2013, No. 17932"
7912-0333-00 – 0952697 B.C. Ltd. c/o McElhanney Consulting Services Ltd.
(James Pernu)
RA to RF-12 - 6979 - 150 Street - to permit subdivision into approximately 29 single
family small lots and additional park land.

Approved by Council: May 6, 2013

Planning and Development advise (see memorandum dated July 16, 2014 in back-up) that it is in order for Council to pass a resolution amending the East Newton South Neighbourhood Concept Plan to redesignate the site from "Schools" and "Urban Single Family Residential" to "Single Family Small Lots".

It was Moved by Councillor Martin
Seconded by Councillor Steele
That Council amend the East Newton South Neighbourhood Concept Plan to redesignate the site from "Schools" and "Urban Single Family Residential" to "Single Family Small Lots".

RES.R14-1375 Carried

It was Moved by Councillor Martin
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2013, No. 17932" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R14-1376 Carried

3. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2013, No. 18149" 7913-0044-00 – City of Surrey c/o Brenda Orcutt
RA to CD: 5891 – 144 Street and Portion of 5855 – 144 Street - to permit the development of a Tennis Training Facility.

Approved by Council: December 16, 2013

Note: See Development Variance Permit No. 7913-0044-00 and Development Permit No. 7913-0044-00 under Section I.

Note: Date of survey plan in Bylaw 18149 has changed from June 21, 2013 to November 27, 2013.

Planning and Development advise (see memorandum dated July 15, 2014 in back-up) that it is in order for Council to pass a resolution amending the South Newton Neighbourhood Concept Plan to add a new road (59 Avenue).

It was Moved by Councillor Martin
Seconded by Councillor Steele
That Council amend the South Newton Neighbourhood Concept Plan to add a new road (59 Avenue).

RES.R14-1377 Carried

It was Moved by Councillor Martin
Seconded by Councillor Steele
That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2013, No. 18149" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R14-1378 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. 7913-0240-00**
Sundeep S. Kajla
 5243 – 176 Street

Supported by Council: April 14, 2014

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

- (a) In Section F.1(b) of Part 10 "General Agriculture Zone (A-1)" the maximum setback of a single family dwelling from the front lot line is increased from 50 metres (164 ft.) to 285 metres (935 ft.).
- (b) In Section J.2(b) of Part 10 "General Agriculture Zone (A-1)" the maximum depth of the farm residential footprint from the front lot line is increased from 60 metres (197 ft.) to 310 metres (1,020 ft.).
- (c) In Section F.1(a) of Part 10 "General Agriculture Zone (A-1)" the minimum south side yard setback for a single family dwelling is reduced from 13.5 metres (45 ft.) to 10 metres (33 ft.).

To permit a single family dwelling away from the street.

It was Moved by Councillor Hepner
 Seconded by Councillor Steele
 That Development Variance Permit
 No. 7913-0240-00 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.R14-1379

Carried

- (b) **Development Variance Permit No. 7913-0231-00**
Dan H. Gin and King L. Gin
 1658 – 128 Street

Supported by Council: April 28, 2014

Surrey Sign By-law, 1999, No. 13656, as amended is varied as follows:

- (a) the maximum number of fascia signs for a premise is increased from two (2) to three (3); and

- (b) two (2) fascia signs for a single premise are permitted to be located on the same façade of the premises.

In order to permit an additional fascia sign for the Royal Bank.

It was Moved by Councillor Hepner
 Seconded by Councillor Steele
 That Development Variance Permit
 No. 7913-0231-00 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.R14-1380

Carried

- (c) **Development Variance Permit No. 7913-0044-00**
City of Surrey
 5855 and 5891 – 144 Street

Note: See Bylaw No. 18149 under Section H and Development Permit No. 7913-0044-00 under Section I.2(a).

Surrey Subdivision and Development By-law, 1986, No. 8830, as amended is varied as follows:

- (a) to defer the works and services requirements related to 59 Avenue until that portion of land shown as Lot 2 on Schedule A which is attached hereto and forms part of this development variance permit, is developed.

To permit the development of a Tennis Training Facility.

It was Moved by Councillor Hepner
 Seconded by Councillor Steele
 That Development Variance Permit
 No. 7913-0044-00 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.R14-1381

Carried

2. Formal Issuance of Development Permits

- (a) **Development Permit No. 7913-0044-00**
City of Surrey
 5855 and 5891 – 144 Street

Note: See Bylaw No. 18149 under Section H and Development Variance Permit No. 7913-0044-00 under Section I.1(c).

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

RES.R14-1382

It was	Moved by Councillor Villeneuve Seconded by Councillor Martin That the Mayor and Clerk be authorized to execute Development Permit No. 7913-0044-00 . <u>Carried</u>
--------	---

(b) **Development Permit No. 7906-0484-00**
525448 B.C. Ltd, 576624 B.C. Ltd., Papa Roni's Pizza & Chicken Ltd.
 3264 – 152 Street

Note: See Bylaw No. 18008 under Section H.

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

RES.R14-1383

It was	Moved by Councillor Villeneuve Seconded by Councillor Martin That the Mayor and Clerk be authorized to execute Development Permit No. 7906-0484-00 . <u>Carried</u>
--------	---

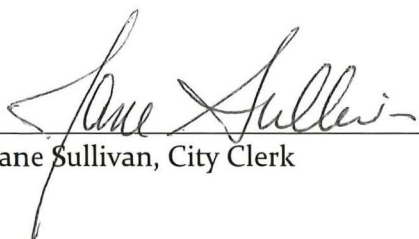
J. OTHER BUSINESS

K. ADJOURNMENT

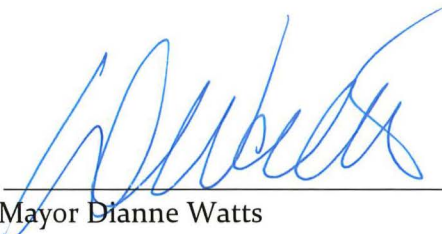
It was	Moved by Councillor Villeneuve Seconded by Councillor Martin That the July 21, 2014 Regular Council – Land
Use meeting be adjourned. RES.R14-1384	<u>Carried</u>

The Regular Council - Land Use meeting adjourned at 5:56 p.m.

Certified correct:



 Jane Sullivan, City Clerk



 Mayor Dianne Watts