

Present:

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

Absent:**Staff Present:**

City Clerk
City Manager
City Solicitor
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****CLOVERDALE/CLAYTON**

1. **7913-0224-00**
18655 - Fraser Highway
Rosa Mundy, Standard Land Company Inc. / Clayton Crossing Shopping
Centre Ltd.
Development Variance Permit
in order to increase the height of a free-standing telecommunications tower from 12 metres (40 ft.) to 18 metres (59 ft.).

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 Council approve Development Variance

Permit No. 7913-0224-00 (Appendix IV) to vary the Zoning By-law to increase the maximum height of a free-standing telecommunications tower from 12 metres (40 ft.) to 18 metres (59 ft.), to proceed to Public Notification.

RES.R14-1520

Carried

FLEETWOOD/GUILDFORD

2. **7914-0171-00**
14752 - 108A Avenue
Salem Chahine, A1-Barak Restaurant / Wayne K Young
Development Variance Permit
in order to vary the off-street parking requirement for a proposed restaurant in an existing commercial building.

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

It was Moved by Councillor Villeneuve
Seconded by Councillor Martin
That Council approve Development Variance
Permit No. 7914-0171-00 (Appendix IV) to reduce the minimum number of
off-street parking spaces for a 450-square metre (4,800 sq.ft.) eating establishment
from 45 to 6, to proceed to Public Notification.

RES.R14-1521

Carried

NEWTON

3. **7914-0246-00**
8820 - 120 Street
Eric Ching, Urban Design Group Architects Ltd. / Mann Investment
(88 Ave) Ltd.
Development Variance Permit
in order to permit a height variance for a proposed 3-storey commercial retail and office building.

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. 7914-0246-00 (Appendix III) to vary the maximum building height of
the CD Zone (By-law No. 17990) allowed from 13 metres (43 ft.) to 14.5 metres
(48 ft.), to proceed to Public Notification.

RES.R14-1522

Carried

SOUTH SURREY

4. **7914-0093-00**
19370 - 32 Avenue
Jeff Gallichen, o818307 BC Ltd / o818307 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.

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

The Applicant was in attendance to speak to the denial and clarified that when he originally purchased the property with his parents April 2013 truck parking was taking place on the site at that time.

The application before Council requests a Temporary Use Permit (TUP) for one 3-year term. The Applicant will work toward obtaining rezoning to further the commercial opportunities for his property to transition it to a higher use property.

In response to a question from Council, the Applicant explained that although truck parking on the site is non-compliant with the current zoning, that his property is located on a truck route, is unobtrusive, meets a need in the City; therefore, he is requesting a 3-year TUP and will be seeking possible rezoning.

The Applicant noted that he currently has one tenant on site who is the operator of a 1-acre greenhouse, dedicated to growing roses, and that the current tenant is respectable, keeps the site clean and there have been no by-law complaints relative to the truck parking usage.

Council asked the delegation if he was aware of the fact that the truck parking was not a legal use when he purchased the property. In response, the delegation clarified that he suspected it was non-compliant; however, it took a significant amount of time to obtain an affirmative answer from the City clarifying the zoning.

Staff, in response to a question from Council clarified that the property located directly to the north of the subject site came before Council and applied for a TUP and that the application was denied by Council.

Mayor Watts noted that it is difficult to reconcile granting a TUP to an Applicant as Council has already declined three other operators who came before Council with the same request. In response, the Applicant reiterated that the zoning for the area is 1A; and that he is already located on an existing truck route and has a viable business tenant operating on his site.

It was Moved by Councillor Hepner
Seconded by Councillor Hayne
That Application 7914-0093-00 be referred
back to staff to address the concerns raised during the Regular Council - Land Use
Meeting.

RES.R14-1523

Carried
with Councillor Gill opposed

5. **7914-0105-00**
18988 - 34A Avenue
Shauna Johnson, Teck Construction LLP / 18988 34A Avenue Holdings Ltd
Development Permit
to develop an 3,543 m² (38,143 ft²) industrial warehouse with office space in Campbell Heights North

It was Moved by Councillor Gill
Seconded by Councillor Villeneuve
That the Mayor and Clerk be authorized to
execute Development Permit No. 7914-0105-00.

RES.R14-1524

Carried

6. **7914-0157-00**
19159 - 33 Avenue
John Kristianson, CTA Design Group Architecture and Engineering /
028138813 Holdings Lot 9 Ltd.
Director Information: Bernie Anthony Antchak, David Henry Antchak
No Officer Information Filed as at December 14, 2013
Development Permit
in order to permit the development of an industrial business park building.

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

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

1. Council authorize staff to draft Development Permit No. 7914-0157-00 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.R14-1525

Carried

7. **7914-0098-00**
3338 - 189 Street
Jordan Creamore, Beedie Development Group / CB Supplies Ltd
 Development Permit / Development Variance Permit
to permit the development of an 11,759 m² (126,575 ft²) industrial building with outdoor storage in the northern side yard and two silos for raw material storage.

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

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

1. Council authorize staff to draft Development Permit No. 7914-0098-00 generally in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7914-0098-00 (Appendix IV) varying the following, to proceed to Public Notification:
 - (a) to allow for 929 m² (10,000 ft²) of outdoor storage within the side yard; and
 - (b) to vary the maximum building height allowed for accessory buildings and structures from 6 metres (20 ft.) to 11.45 metres (38 ft.).
3. Council instruct staff to resolve the following issues prior to final 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.R14-1526

Carried

8. **7913-0277-00**
15595 - 24 Avenue
Charlie Seaman, Atlas Signs & Awnings / Stillwater Management Inc.
 Development Permit / Development Variance Permit
in order to permit changes to the existing fascia signage on the southern and western building elevations 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 Gill
Seconded by Councillor Villeneuve
That:

1. Council approve the applicant's request to vary the Sign By-law as described in Appendix II to Application No. 7913-0227-00.
2. Council approve Development Permit No. 7913-0277-00, including a comprehensive sign design package, and authorize the Mayor and Clerk to execute the Permit.

RES.R14-1527

Carried**SURREY CITY CENTRE/WHALLEY**

9. **7914-0153-00**
13629 - 108 Avenue
James Madhaven , Fiji Canada Association / Fiji Canada Association
New Liquor Primary License / Development Variance Permit
to allow liquor service at the Fiji Canada Association clubhouse and to vary the parking requirements.

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 Public Information Meeting in the form of a Public Hearing be set to solicit opinions from area residents regarding the proposed liquor primary establishment.
2. Council approve Development Variance Permit No. 7914-0153-00 (Appendix V) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum parking requirements for a neighbourhood pub from 52 to 7 for the existing 666-square metre (7,169-sq. ft.) building.
3. Council direct staff to finalize a Good Neighbour Agreement for execution by the City and the applicant (Appendix IV).

RES.R14-1528

Carried

It was Moved by Councillor Gill
 Seconded by Councillor Martin
 That the Public Hearing to solicit comments
 from the neighbourhood be held at the City Hall on September 29, 2014, at
 7:00 p.m.

RES.R14-1529 Carried

RESIDENTIAL/INSTITUTIONAL

FLEETWOOD/GUILDFORD

10. **7914-0197-00**
7998 - 170A Street
Jasdev and Kamaljeet Randhawa / Kamaljeet K Randhawa, Jasdev S Randhawa
 Development Variance Permit
in order to reduce the south side yard setback for a proposed single family 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. 7914-0197-00 (Appendix III) to reduce the minimum south side yard
 setback of the principal building in the RF Zone, from 1.8 metres (6 ft.) to
 1.2 metres (4 ft.), to proceed to Public Notification.

RES.R14-1530 Carried

11. **7914-0228-00**
15701 - 84 Avenue
Liaqat Bajwa / Samara A Bajwa, Liaqat A Bajwa, Ammar A Bajwa
 Development Variance Permit
*in order to reduce the front yard setback for a principal building on a single family
 lot impacted by special setbacks for road allowance requirements.*

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. 7914-0228-00 (Appendix III) to reduce the minimum front yard setback
 of the RF Zone for the principal building from 7.5 metres (25 feet) to 5.3 metres
 (17 feet), to proceed to Public Notification.

RES.R14-1531 Carried

12. **7914-0029-00**
17518 - Abbey Drive
Sik Ryu (Benjamin) Hong, Korean Central Presbyterian Church
Korean Central Presbyterian Church of The Great Vancouver
 Rezoning from RA to RH and PA-1 / Development Variance Permit
in order to allow subdivision into 1 half-acre residential lot and 1 consolidated church site with the adjoining PA-1-zoned lot to the south.

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. a By-law be introduced to rezone the portion of the subject site in Application No. 7914-029-00 shown on the Survey Plan (Appendix I) as Block A from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Half Acre Residential Zone (RH)" (By-law No. 12000) and the portion of the subject site shown on the Survey Plan (Appendix I) as Block B from "One-Acre Residential Zone (RA)" (By-law No. 12000) to " Assembly Hall 1 Zone (PA-1)" and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7914-0029-00 (Appendix IV) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum rear yard setback of the RH Zone from 7.5 metres (25 ft.) to 3.2 metres (10.5 ft.).
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; and
 - (c) approval from the Ministry of Transportation and Infrastructure.

RES.R14-1532

Carried

It was Moved by Councillor Martin
 Seconded by Councillor Gill
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2014, No. 18295" pass its first reading.

RES.R14-1533

Carried

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

RES.R14-1534 It was Moved by Councillor Martin
Seconded by Councillor Hepner
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2014, No. 18295" pass its second reading.
Carried

RES.R14-1535 It was then Moved by Councillor Martin
Seconded by Councillor Hepner
That the Public Hearing on "Surrey Zoning
Bylaw, 1993, No. 12000, Amendment Bylaw, 2014, No. 18295" be held at the City
Hall on September 29, 2014, at 7:00 p.m.
Carried

NEWTON

13. **7914-0195-00**
6155 - 149 Street
Jon Singh / Sukhchain Sidhu, Narinder Sidhu, Shumsheer Sidhu
Development Variance Permit
*in order to relax the rear yard setback of the RF-12 Zone to accommodate
construction of a new house.*

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

RES.R14-1536 It was Moved by Councillor Hepner
Seconded by Councillor Steele
That Council approve Development Variance
Permit No. 7914-0195-00 (Appendix III) varying the following, to proceed to Public
Notification:

- (a) to reduce the minimum rear yard setback of the "Single Family Residential
(12) Zone (RF-12)" from 7.5 metres (25 ft.) to 6.5 metres (21.3 ft.); and
- (b) to allow the reduction of the rear yard setback to a maximum of 50% of the
width of the rear of the principal building of the Single Family Residential (12)
Zone (RF-12) from 6.0 metres (20 ft.) to 5.5 metres (18 ft.).

Carried

14. **7914-0127-00**
12423 - 68 Avenue
Avtar S. Dhaliwal / Kanwaljit Singh, Avtar S Dhaliwal
Development Variance Permit
in order to permit an existing deck.

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

It was Moved by Councillor Gill
 Seconded by Councillor Villeneuve
 That Council approve Development Variance
 Permit No. 7914-0127-00 (Appendix III) to reduce the minimum east side yard
 setback of the RF Zone from 1.8 metres (6 feet) to 0.2 metres (0.7 feet), to proceed
 to Public Notification:

RES.R14-1537

Carried**SOUTH SURREY**

15. **7914-0089-00**
2034 - 140 Street
Dwight Heintz, McElhanney Consulting Services Ltd. / Ge X Wang
 Rezoning from RA to RF
in order to allow subdivision into 2 single family 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 Gill
 That:

1. a By-law be introduced to rezone the subject site in Application
 No. 7914-0089-00 from "One-Acre Residential Zone (RA)" (By-law No. 12000)
 to "Single Family Residential Zone (RF)" (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 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
 - (e) demolition of existing buildings and structures to the satisfaction of
 the Planning and Development Department.

RES.R14-1538

Carried

RES.R14-1539 It was Moved by Councillor Villeneuve
Seconded by Councillor Gill
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2014, No. 18296" pass its first reading.
Carried

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

RES.R14-1540 It was Moved by Councillor Villeneuve
Seconded by Councillor Gill
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2014, No. 18296" pass its second reading.
Carried

RES.R14-1541 It was then Moved by Councillor Villeneuve
Seconded by Councillor Gill
That the Public Hearing on "Surrey Zoning
Bylaw, 1993, No. 12000, Amendment Bylaw, 2014, No. 18296" be held at the City
Hall on September 29, 2014, at 7:00 p.m.
Carried

16. **7912-0236-01**
14469 and 14489 - 32 Avenue
James Pernu, McElhanney Consulting Services Ltd. / Yun Y Sun, Ling Zan,
Jing Y Du, Ai L Yin
Development Variance Permit
*in order to vary the side yard setback requirement on four (4) proposed single family
half-acre residential lots.*

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

RES.R14-1542 It was Moved by Councillor Gill
Seconded by Councillor Martin
That Council approve Development Variance
Permit No. 7912-0236-01 (Appendix III) to reduce the minimum side yard setback
of the RH Zone from 4.5 metres (15 ft.) to 3.0 metres (10 ft.) on proposed Lots 1 to 4
inclusive, to proceed to Public Notification:
Carried

COMMERCIAL/INDUSTRIAL/AGRICULTURAL**CLOVERDALE/CLAYTON**

17. **7914-0122-00**
17824 – No. 10 (56 Avenue) Highway
Celia Patrician / Suncor Energy Incorporated
Partial Land Use Contract Discharge / OCP Text Amendment
Temporary Industrial Use Permit
in order to allow for truck parking for a period of 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 Martin
That:

1. Council introduce a By-law to partially discharge Land Use Contract No. 144 and a date for Public Hearing be set.
2. Council introduce a by-law to amend the OCP by declaring the subject site in Application No. 7914-0122-00 a Temporary Industrial Use Permit Area and a date for Public Hearing be set.
3. 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.
4. Council approve Temporary Industrial Use Permit No. 7914-0122-00 (Appendix IV) to proceed to Public Notification.
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) approval from the Ministry of Transportation & Infrastructure;
 - (c) approval from Ministry of Environment, Contaminated Sites Branch to allow the Land Use Contract discharge to proceed to final adoption in advance of a Certificate of Compliance; and
 - (d) installation of a cedar hedge along the south property line.

6. Direct staff to bring forward this application 6 months from the date of approval to proceed (i.e. the first Council meeting after March 8, 2015) for consideration of filing if the landscaping requirements have not been adequately fulfilled by the applicant

RES.R14-1543

Carried

It was

Moved by Councillor Gill

Seconded by Councillor Martin

That "Surrey Land Use Contract No. 144,

Authorization Bylaw, 1976, No. 4989, as amended, Partial Discharge Bylaw, 2014, No. 18297" pass its first reading.

RES.R14-1544

Carried

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

It was

Moved by Councillor Gill

Seconded by Councillor Martin

That "Surrey Land Use Contract No. 144,

Authorization Bylaw, 1976, No. 4989, as amended, Partial Discharge Bylaw, 2014, No. 18297" pass its second reading.

RES.R14-1545

Carried

It was then

Moved by Councillor Gill

Seconded by Councillor Martin

That the Public Hearing on "Surrey Land Use

Contract No. 144, Authorization Bylaw, 1976, No. 4989, as amended, Partial Discharge Bylaw, 2014, No. 18297" be held at the City Hall on September 29, 2014, at 7:00 p.m.

RES.R14-1546

Carried

It was

Moved by Councillor Gill

Seconded by Councillor Martin

That "Surrey Official Community Plan Bylaw,

1996, No. 12900, Text No. 135, Amendment Bylaw, 2014, No. 18298" pass its first reading.

RES.R14-1547

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. 135, Amendment Bylaw, 2014, No. 18298" pass its second reading.

RES.R14-1548

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. 135, Amendment Bylaw, 2014,
 No. 18298" be held at the City Hall on September 29, 2014, at 7:00 p.m.
 RES.R14-1549 Carried

RESIDENTIAL/INSTITUTIONAL

CLOVERDALE/CLAYTON

18. **7914-0107-00**
19289 - 71 Avenue
7091 - 193 Street
Mike Kompter, Hub Engineering Inc. / Grewal Properties Ltd
 NCP Amendment from Half-Acre Residential to 6-10 upa (Low Density) and
 10-15 upa (Medium Density) / Rezoning from RA to RF-10 and RF-12
in order to allow subdivision into 22 single family small lots (18 RF-10 and 4 RF-12).

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 as shown on the Survey Plan attached as Appendix I to Application No. 7914-0107-00 from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (10) Zone (RF-10)" and Block B on the Survey Plan 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.
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, and adequately address the deficiency in tree replacement to the satisfaction of the City Landscape Architect; and
 - (d) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.

3. Council pass a resolution to amend the East Clayton Neighbourhood Concept Plan (NCP) to redesignate the lands from Half-Acre Residential to 6-10 upa (Low Density) and 10-15 upa (Medium Density).
RES.R14-1550 Carried
- It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2014, No. 18299" pass its first reading.
RES.R14-1551 Carried
with Councillor Rasode 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,
Amendment Bylaw, 2014, No. 18299" pass its second reading.
RES.R14-1552 Carried
with Councillor Rasode 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. 18299" be held at the City
Hall on September 29, 2014, at 7:00 p.m.
RES.R14-1553 Carried

FLEETWOOD/GUILDFORD

19. **7914-0138-00**
7788 - 156 Street
7766 - 156 Street
7736 - 156 Street
Roger Jawanda, CitiWest Consulting Ltd. / Kamaljeet K Randhawa,
Jasdev S Randhawa, Eastwest Construction Company Ltd,
Bluejay Development Ltd
 OCP Amendment from Suburban to Urban
 Rezoning from A-1 to CD (based on RF-G)
in order to allow subdivision into 46 single family lots and open space.

Before the start of the Regular Council - Land Use Meeting, an email was received from the Applicant requesting that Application No. 7914-0138-00 be deferred to a later date.

SOUTH SURREY

20. **7914-0179-00**
13108 - 13 Avenue
Alexander Pont / Lillian Y. Pont, Alexander J. Pont
 Development Variance Permit
to vary the lot coverage and setbacks in order to permit additions to the 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. 7914-0179-00 (Appendix III) varying the following, to proceed to Public Notification:

- (a) to increase the maximum lot coverage of the RF Zone from 34% to 40%;
- (b) to reduce the minimum front yard setback of the RF Zone from 7.5 metres (25 feet) to 0.5 metres (2 feet); and
- (c) to reduce the minimum east side yard setback of the RF Zone from 1.8 metres (6 feet) to 0.9 metres (3 feet).

RES.R14-1554

Carried

21. **7913-0265-00**
14517 - 32 Avenue
James Pernu, McElhanney Consulting Services Ltd. / James E. Fournier, Gloria J. Fournier
 Rezoning from RA to RH / Development Variance Permit
to vary setbacks in order to allow subdivision into two (2) single family half-acre residential lots.

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. a By-law be introduced to rezone the subject site in Application No. 7913-0265-00 from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Half-Acre Residential Zone (RH)" (By-law No. 12000) and a date set for Public Hearing.

2. Council approve Development Variance Permit No. 7913-0265-00 (Appendix VII) varying the following, to proceed to Public Notification:
 - (a) to vary the minimum front yard setback of the RH Zone from 7.5 metres (25 feet) to 20 metres (66 feet);
 - (b) to reduce the minimum side yard setback of the RH Zone from 4.5 metres (15 ft.) to 3.0 metres (10 ft.) for proposed Lot 1; and
 - (c) to reduce the minimum west side yard setback of the RH Zone from 4.5 metres (15 ft.) to 1.8 metres (6 ft.) for proposed Lot 2.

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) 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 & Culture;
 - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (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 Section 219 Restrictive Covenant to ensure tree preservation.

4. Council pass a resolution to amend the Central Semiahmoo Local Area Plan to redesignate the land from "Suburban Residential (One-Acre)" to "Suburban Residential (Half-Acre)" when the project is considered for final adoption.

RES.R14-1555

Carried

RES.R14-1556 It was Moved by Councillor Martin
Seconded by Councillor Gill
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2014, No. 18302" pass its first reading.
Carried

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

RES.R14-1557 It was Moved by Councillor Martin
Seconded by Councillor Gill
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2014, No. 18302" pass its second reading.
Carried

RES.R14-1558 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. 18302" be held at the City
Hall on September 29, 2014, at 7:00 p.m.
Carried

22. **7914-0186-00**
13189 - Marine Drive
Vijesh Khosla / Natasha Taylor, Ryan Taylor
Development Variance Permit
*to vary the minimum front yard and east side yard setback to permit the
development of a new single family dwelling.*

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

RES.R14-1559 It was Moved by Councillor Villeneuve
Seconded by Councillor Steele
That Council approve Development Variance
Permit No. 7914-0186-00 (Appendix IV) varying the following, to proceed to Public
Notification:

- (a) to reduce the minimum front yard setback of the RF Zone for a minimum of 50% of the width of the principal building from 6.7 metres (22 feet) to 4.7 metres (15 feet); and
- (b) to reduce the minimum east side yard setback on a flanking street of the RF Zone from 3.6 metres (12 feet) to 1.8 metres (6 feet).

Carried

23. **7913-0006-01**
13785 - 18 Avenue
Clarence Arychuk, Hunter Laird Engineering Ltd. / Manju Sharma,
Vipan Sharma
 Development Variance Permit
To vary the minimum west side yard setback and lot width of proposed Lot 2 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 Villeneuve
 Seconded by Councillor Steele
 That Council:

1. approve Development Variance Permit No. 7913-0006-01 (Appendix III) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum west side yard setback of the RH-G Zone from 3.0 metres (10 feet) to 1.8 metres (6 feet) on proposed Lot 2; and
 - (b) to reduce the minimum lot width of the RH-G Zone from 30 metres (100 feet) to 26.6 metres (87 feet) on proposed Lot 2; and
2. cancel Development Variance Permit 7913-0006-00 upon issuance of Development Variance Permit 7913-0006-01.

RES.R14-1560

Carried

C. ITEMS REFERRED BACK

COMMERCIAL/INDUSTRIAL/AGRICULTURAL

CLOVERDALE/CLAYTON

1. **7914-0143-00**
17835 - 62 Avenue
17763 - 62 Avenue
Clover Ventures Ltd. / City Of Surrey
 Temporary Commercial Use Permit
in order to allow for the temporary sale of firearms and ammunition during a 3-day event at the Cloverdale Fairgrounds.

Note: Council previously granted final adoption to the associated OCP Text Amendment Bylaw No. 18255 on July 21, 2014.

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

It was Moved by Councillor Hepner
 Seconded by Councillor Martin
 That Council approve Temporary
 Commercial Use Permit No. 7914-0143-00 (Appendix II) to proceed to Public
 Notification.

RES.R14-1561

Carried**FLEETWOOD/GUILDFORD**

2. **7913-0157-00**
17944 - 96 Avenue
Roger Jawanda, CitiWest Consulting Ltd. / Fabro Holdings Inc
 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, boom trucks and support vehicles 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 Villeneuve
 Seconded by Councillor Martin
 That:

1. Council rescind Third Reading of OCP Text Amendment Bylaw No. 18089.
2. Council rescind Second Reading of OCP Text Amendment Bylaw No. 18089.
3. Council amend By-law No. 18089 as outlined in Appendix E to Additional Planning Comments for Application No. 7913-0157-00, grant Second Reading to Bylaw No. 18089, as amended, and set a date for Public Hearing.
4. Council approve the amended Temporary Industrial Use Permit No. 7913-0157-00 in Appendix C to proceed to Public Notification.
5. 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.
6. 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) submission of a landscaping cost estimate to the satisfaction of the Planning & Development Department.
7. Council direct staff to bring forward this application approximately 3 months from the date of approval to proceed (i.e. first Council meeting of December 2014) for consideration of filing, if the above noted issues have not been adequately fulfilled by the applicant.
- RES.R14-1562 Carried
- It was Moved by Councillor Villeneuve
Seconded by Councillor Martin
That Council rescind Resolution Res.R13-2281
of the October 28, 2013 Regular Council – Public Hearing minutes passing third reading of "Surrey Official Community Plan Bylaw, 1996, No. 12900, Text No. 125 Amendment Bylaw, 2013, No. 18089"
- RES.R14-1563 Carried
- It was Moved by Councillor Villeneuve
Seconded by Councillor Martin
That Council rescind Resolution Res.R13-2135
of the October 7, 2013 Regular Council – Land Use minutes passing second reading of "Surrey Official Community Plan Bylaw, 1996, No. 12900, Text No. 125 Amendment Bylaw, 2013, No. 18089"
- RES.R14-1564 Carried
- It was Moved by Councillor Villeneuve
Seconded by Councillor Martin
That Council amend "Surrey Official
Community Plan Bylaw, 1996, No. 12900, Text No. 125 Amendment Bylaw, 2013, No. 18089" by deleting Section 2 (Environmental Considerations) in its entirety and renumbering the remainder of the Sections.
- RES.R14-1565 Carried
- It was Moved by Councillor Martin
Seconded by Councillor Villeneuve
That "Surrey Official Community Plan Bylaw,
1996, No. 12900, Text No. 125 Amendment Bylaw, 2013, No. 18089" pass its second reading, as amended.
- RES.R14-1566 Carried
- It was Moved by Councillor Martin
Seconded by Councillor Villeneuve
That the Public Hearing on "Surrey Official
Community Plan Bylaw, 1996, No. 12900, Text No. 125 Amendment Bylaw, 2013, No. 18089" be held at the City Hall on September 29, 2014, at 7:00 p.m.
- RES.R14-1567 Carried

D. CORPORATE REPORTS**E. DELEGATIONS****F. CORRESPONDENCE****G. NOTICE OF MOTION****H. BYLAWS AND PERMITS**

BYLAW READINGS

1. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2013, No. 17876"
7912-0285-00 - Parmjit S. and Balraj K. Gill
c/o Kids Castle Children Center (Raj Gill)
RF to CD - 15893 - 91 Avenue - to permit a child care centre for up to 24 children in
an existing single family dwelling.

Approved by Council: February 18, 2013

It was

Moved by Councillor Martin

Seconded by Councillor Hayne

That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2013, No. 17876" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R14-1568

Carried

2. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2001, Bylaw 14510, Amendment bylaw, 2012, No. 17731, Amendment Bylaw, 2014, No. 18264"
7914-0140-00 - 606200 B.C. Ltd., 559006 B.C. Ltd. and Sullivan Station Annex Ltd.
c/o PJ Lovick Architect Ltd. (Reilen Reyes)
To amend the existing CD By-law No. 14510 in order to allow entertainment uses
on the site at 15345 - No. 10 Highway (56 Avenue).

Approved by Council: July 7, 2014

It was

Moved by Councillor Martin

Seconded by Councillor Hayne

That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2001, Bylaw 14510, Amendment bylaw, 2012, No. 17731, Amendment Bylaw, 2014, No. 18264" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R14-1569

Carried

3. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2013, No. 17980"
7912-0313-00 – Upkar Dha c/o Citiwest Consulting Ltd. (Roger Jawanda)
RA to RH - 2721 – 140 Street - to permit the subdivision of two (2) lots.

Approved by Council: June 17, 2013

Planning and Development advise (see memorandum dated September 3, 2014 in back-up) that the following updated information is provided for Council's information:

The existing driveway access to 140 street is permitted to be retained until alternate access is available. As a response to concerns raised over traffic safety from this existing access, the driveway has been moved to the south in order to increase sight lines both onto and from 140th Street. No trees have been affected.

The new dwelling on proposed Lot 1 has been completed. The original house on the parent parcel has been demolished.

A minor adjustment to the layout was made to accommodate existing servicing connections. Both proposed parcels still meet the minimum lot dimensions of the RH Zone.

It was Moved by Councillor Martin
Seconded by Councillor Hayne
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2013, No. 17980" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R14-1570

Carried

BYLAWS WITH PERMITS

4. "City of Surrey Heritage Revitalization Agreement Bylaw, 2013, No. 17885,
Amendment Bylaw, 2014, No. 18251"
7914-0033-00 – 0948184 B.C. Ltd. c/o Platinum Enterprises Ltd. (Avtar Johl)
To amend Heritage Revitalization Agreement By-law No. 17885 to reuse the existing Henry Bose Farmhouse as a single family dwelling at 16488 – 64 Avenue.

Approved by Council: June 23, 2014

It was Moved by Councillor Villeneuve
Seconded by Councillor Martin
That "City of Surrey Heritage Revitalization
Agreement Bylaw, 2013, No. 17885, Amendment Bylaw, 2014, No. 18251" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R14-1571

Carried

Development Variance Permit No. 7914-0033-00

16488 – 64 Avenue

Supported by Council: July 7, 2014

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

- (a) In Subsection F. Yards and Setbacks of Part 22 Multiple Residential 30 Zone, the minimum front yard setback (north) is reduced from 7.5 metres (25 ft.) to 4.4 metres (14 ft.) to the building face and to 2.9 metres (10 ft.) to the porch;
- (b) In Subsection F. Yards and Setbacks of Part 22 Multiple Residential 30 Zone, the minimum rear yard setback (south) is reduced from 7.5 metres (25 ft.) to 2.8 metres (9 ft.);
- (c) In Subsection F. Yards and Setbacks of Part 22 Multiple Residential 30 Zone, the minimum side yard setback (west) is reduced from 7.5 metres (25 ft.) to 5.0 metres (16 ft.) to the building face and to 3.4 (11 ft.) to the deck; and
- (d) In Subsection F. Yards and Setbacks of Part 22 Multiple Residential 30 Zone, the minimum side yard setback (east) of the RM-30 Zone is reduced from 7.5 metres (25 ft.) to 4.1 metres (14 f.t) for Building 1 and to 6.5 metres (21 ft.) to the building face and to 4.9 metres (16 ft.) to the deck for Building's 3, 4, 6, 8 and 10.

It was

Moved by Councillor Villeneuve
 Seconded by Councillor Martin
 That Development Variance Permit

No. 7914-0033-00 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.R14-1572

Carried**Development Permit No. 7914-0033-00**

16488 – 64 Avenue

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

It was

Moved by Councillor Villeneuve
 Seconded by Councillor Martin
 That the Mayor and Clerk be authorized to

execute Development Permit No. 7914-0033-00 .

RES.R14-1573

Carried

5. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2014, No. 18190"
7912-0155-00 – 0915251 B.C. Ltd.
c/o Matthew Cheng Architect Inc. (Matthew Cheng)
RA to RM-30 - 14257, 14287, 14307 – 64 Avenue - to allow 50 townhouses and 1 lot
for the protection of riparian area.

Approved by Council: March 31, 2014

Planning and Development advise (see memorandum dated September 3, 2014 in
back-up) that it is in order for Council to pass a resolution amending the South
Newton Neighbourhood Concept Plan (NCP) to redesignate the site from
"Townhouse 15 upa max" to "Townhouse 25 upa max".

It was Moved by Councillor Gill
Seconded by Councillor Martin
That Council amend the South Newton
Neighbourhood Concept Plan (NCP) to redesignate the site from "Townhouse 15
upa max" to "Townhouse 25 upa max".

RES.R14-1574

Carried

It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2014, No. 18190 be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.

RES.R14-1575

Carried

Development Variance Permit No. 7912-0155-00

14287, 14307 and 14257 – 64 Avenue

Supported by Council: April 14, 2014

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

- (a) in Section F of Part 22- RM-30 Zone, to reduce the minimum West side yard setback from 7.5 metres (25 ft.) to 4.5 metres (14.8 ft.) to the building face and 3.8 metres (12-4ft.) to the electrical closet;
- (b) in Section F of Part 22- RM-30 Zone, to reduce the minimum East side yard setback from 7.5 metres (25 ft.) to 4.5 metres (14.8 ft.);
- (c) in Section F of Part 22- RM-30 Zone, to reduce the minimum rear yard setback from 7.5 metres (25 ft.) to 5 metres (16-4 ft.); and
- (d) in Section H.3 of Part 22- RM-30 Zone, to permit parking in the West side yard and the rear yard setback.

It was Moved by Councillor Martin
 Seconded by Councillor Gill
 That Development Variance Permit
 No. 7912-0155-00 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.R14-1576 Carried

Development Permit No. 7912-0155-00

14287, 14307 and 14257 – 64 Avenue

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

It was Moved by Councillor Martin
 Seconded by Councillor Gill
 That the Mayor and Clerk be authorized to
 execute Development Permit No. 7912-0155-00.

RES.R14-1577 Carried

6. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2013, No. 18150"
 7912-0082-00 – Maskeen Projects 152 Ltd., A-Maskeen Framing Ltd. and
 City of Surrey c/o Ionic Architecture (Sam Chan)
 RA to CD: 15093, 15101 and 15109 – 60 Avenue, 6019 and 6051 - 152 Street - to permit
 the development of an 86 townhouse unit complex.

Approved by Council: December 16, 2013

Planning and Development advise (see memorandum dated August 28, 2014 in
 back-up) that in response to the comments raised at the January 13, 2014 Regular
 Council – Public Hearing meeting, Council directed staff to work with concerned
 residents in Killarney Close to investigate and address the issues raised about
 groundwater.

In 2013, in response to earlier concerns, Surrey Drainage contracted AECOM, a
 consulting firm to work with local residents to investigate the area's drainage
 concerns. While the Killarney area properties are protected from surface
 water from the roads, excessive ground water during rain events on lots and in
 localized ponding on roads continues to be an inconvenience. The key problems
 appear to be the result of an aging infrastructure system and an excess of natural
 groundwater, which results in the ponding of water where there is insufficient
 grade to drain the roads, either along the road or into the boulevards.

Due to delays in completing the investigation, the City is now looking to contract
 another firm to work with residents in developing a long term solution. In the
 meantime, City Operations will be resolving spot problem areas as best as possible.
 It should be noted that any uphill development (such as the present application) is

unrelated to the localized issue. The investigation to date suggests that any uphill development should result in a reduction of flows over time.

Planning and Development further advise that it is in order for Council to pass a resolution amending the South Newton Neighbourhood Concept Plan (NCP) to redesignate the lands from "Townhouse RM-15 upa max" to "Townhouse RM-20 upa max".

RES.R14-1578 It was Moved by Councillor Martin
Seconded by Councillor Gill
That Council amend the South Newton Neighbourhood Concept Plan (NCP) to redesignate the lands from "Townhouse RM-15 upa max" to "Townhouse RM-20 upa max".
Carried

RES.R14-1579 It was Moved by Councillor Martin
Seconded by Councillor Gill
That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2013, No. 18150" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.
Carried

Development Permit No. 7912-0082-00

15093, 15101, 15109 – 60 Avenue, 6019 and 6051 – 152 Street

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

RES.R14-1580 It was Moved by Councillor Martin
Seconded by Councillor Gill
That the Mayor and Clerk be authorized to execute Development Permit No. 7912-0082-00 .
Carried

7. "Surrey Official Community Plan Bylaw, 1996, No. 12900, No. 385 Amendment Bylaw, 2014, No. 18219"
7913-0083-00 – Zenterra Grandview Titleco Ltd.
c/o Zenterra Grandview Titleco Ltd. (Rick Johal)
To authorize the redesignation of the site located at 15647, 15683, 15705 and 15747 - 28 Avenue, 2855, 2875 and 2885 Helc Place, 2850 – 156 Street, 15610 and 15640 Mountain View Drive from Suburban to Urban.

Approved by Council: May 12, 2014

This Bylaw is proceeding in conjunction with Bylaw No. 18220

RES.R14-1581 It was Moved by Councillor Villeneuve
Seconded by Councillor Gill
That "Surrey Official Community Plan Bylaw,
1996, No. 12900, No. 385 Amendment Bylaw, 2014, No. 18219" be finally adopted,
signed by the Mayor and Clerk, and sealed with the Corporate Seal.
Carried

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2014, No.18220"
RA to CD - to allow the development of a 156-unit townhouse project.

Approved by Council: May 12, 2014

Planning and Development advise (see memorandum dated September 3, 2014 in
back-up) that it is in order for Council to pass a resolution amending the North
Grandview Heights Neighbourhood Concept Plan to redesignate the site from
"Cluster Housing (6-8 upa)" to "Townhouses 15 upa max".

RES.R14-1582 It was Moved by Councillor Villeneuve
Seconded by Councillor Martin
That Council amend the North Grandview
Heights Neighbourhood Concept Plan to redesignate the site from "Cluster
Housing (6-8 upa)" to "Townhouses 15 upa max"
Carried

RES.R14-1583 It was Moved by Councillor Villeneuve
Seconded by Councillor Martin
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2014, No.18220" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.
Carried

Development Permit No. 7913-0083-00

15647, 15683, 15705 and 15747 - 28 Avenue, 2855, 2875 and 2885 Helc Place,
2850 - 156 Street, 15610 and 15640 Mountain View Drive

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

RES.R14-1584 It was Moved by Councillor Gill
Seconded by Councillor Hepner
That the Mayor and Clerk be authorized to
execute Development Permit No. 7913-0083-00.
Carried

8. "Surrey Official Community Plan By-law, 1996, No. 12900, Text No. 121 Amendment By-law, 2013, No. 17896"
7912-0354-00 – 0816897 B.C. Ltd. c/o Citiwest Consulting Ltd. (Roger Jawanda)
To amend "Surrey Official Community Plan By-law, 1996, No. 12900" as amended, Division A. Schedule B Temporary Use Permit Areas, under the heading Temporary Industrial Use Permit Areas, by adding Temporary Industrial Use Permit Area No. 45-"Truck Parking"
This amendment will allow the development and operation of a temporary truck and trailer parking facility at 18150 Tynehead Drive for vehicles exceeding 5,000 kg. [11,023 lbs.] gross vehicle weight and the operation of a trucking business.

Approved by Council: April 8, 2013

Note: The Bylaw has been updated to reflect the correct Permit Area Number.

It was Moved by Councillor Villeneuve
Seconded by Councillor Gill
That "Surrey Official Community Plan By-law, 1996, No. 12900, Text No. 121 Amendment By-law, 2013, No. 17896" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R14-1585

Carried

Temporary Use Permit No. 7912-0354-00
18150 Tynehead Drive

Public Notification: April 22, 2013

Council is requested to pass the following resolution:

It was Moved by Councillor Villeneuve
Seconded by Councillor Hepner
That Temporary Industrial Use Permit No. 7912-0354-00 be issued to permit the development and operation of a temporary truck and trailer parking facility for vehicles exceeding 5,000 kg. (11,023 lbs) gross vehicle weight and the operation of a trucking business not to exceed three (3) years at 18150 – Tynehead Drive, and that the Mayor and Clerk be authorized to sign the necessary documents.

RES.R14-1586

Carried

APPLICATIONS/BY-LAWS/PERMITS TO BE CLOSED

9. **Application No. 7907-0148-00**
Jasbir S. Dhudwal et al
 8284, 8292, 8304 – 120A Street

Planning and Development advise (see memorandum dated August 22, 2014) that the application be closed. A registered letter was sent to the applicant on April 9, 2013, advising that unless outstanding requirements were addressed within 30 days, the file would be closed. The applicant has requested that the file be closed; the file has been inactive for five years.

It was Moved by Councillor Martin
 Seconded by Councillor Villeneuve
 That Application No. 7907-0148-00 be closed
 and that "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16765" be filed.

RES.R14-1587

Carried

10. **Application No. 7909-0087-00**
Aman Enterprises 1989 Ltd.
 12674 King George Boulevard

Planning and Development advise (see memorandum dated September 2, 2014) that the application be closed. A registered letter was sent to the applicant on June 18, 2014, advising that unless outstanding requirements were addressed within 30 days, the file would be closed. By-law Enforcement and Licensing Section will be requested to inspect the subject site land ensure that any unauthorized vehicles stored on the site are removed.

It was Moved by Councillor Villeneuve
 Seconded by Councillor Gill
 That Application No. 7909-0087-00 be
 closed and that "Surrey Official Community Plan By-law, 1996, No. 12900, Text No. 101 Amendment By-law, 2010, No. 17132" be filed.

RES.R14-1588

Carried

11. **Application No. 7912-0228-00**
Deertrail Homes Ltd.
 17619 – 96 Avenue

Planning and Development advise (see memorandum dated September 2, 2014) that the application be closed. The applicant has requested that the file be closed.

It was Moved by Councillor Villeneuve
Seconded by Councillor Martin
That Application No. 7912-0228-00 be closed
and that "Surrey Zoning By-law, 1979, No. 5942, Amendment By-law 1985,
No. 8463, Amendment By-law, 2002, No. 14850, Amendment By-law, 2012,
No. 17782" be filed.

RES.R14-1589

Carried

I. CLERK'S REPORT

J. OTHER BUSINESS

K. ADJOURNMENT

It was Moved by Councillor Martin
Seconded by Councillor Villeneuve
That the September 8, 2014 Regular Council

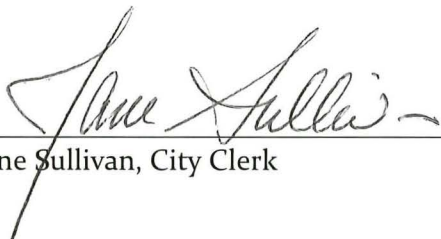
Land Use meeting be adjourned.

RES.R14-1590

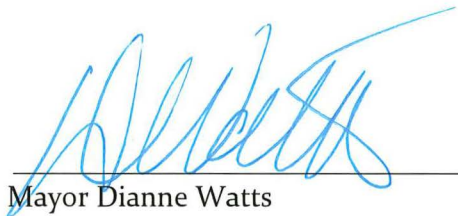
Carried

The Regular Council Land Use meeting adjourned at 5:36 p.m.

Certified correct:



Jane Sullivan, City Clerk



Mayor Dianne Watts