

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****NEWTON**

1. **7914-0148-00**
12172 - 88 Avenue
Oleg Verbenkov, Pacific Land Group / City Of Surrey
Development Permit / Development Variance Permit
in order to allow a free-standing, electronic message board on Nordel Way.

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. 7914-0148-00 generally in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7914-0148-00 (Appendix III) varying the following, to proceed to Public Notification:
 - (a) to allow a free-standing electronic message board sign to be installed on City property;
 - (b) to allow third party advertising to exceed 30% of the allowable copy area on the proposed free-standing electronic message board sign;

- (c) to reduce the minimum setback from any lot line from 2 metres [6.5 ft.] to 0.5 metres [1.6 ft.].
 - (d) to increase the maximum total sign area for the proposed double-sided free-standing electronic message board sign from 28 square metres [300 sq. ft.] to 37.2 square metres [400 sq. ft.]; and
 - (e) to increase the maximum height of the proposed free-standing sign in Commercial/Industrial Zones from 4.5 metres [15 ft.] to 9.82 metres [32.2 ft.].
3. Council instruct staff to resolve the following issues prior to approval:
- (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering; and
 - (b) ensure all necessary requirements and approvals from utility companies are addressed.

RES.R14-1817

Carried

2. **7914-0156-00**
15173 - No 10 (56 Ave) Hwy
 Dave Adam, Zip Signs Ltd. / Investors Group Trust Co. Ltd
 Development Variance Permit
in order to allow one additional sign on the premise, and two signs on the same façade.

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 Council approve Development Variance Permit No. 7914-0156-00 (Appendix IV) to increase the maximum number of fascia signs per premise allowed in Part 5 (Signs in Commercial/Industrial Zones) from two (2) to six (6), and to allow two (2) signs on the same façade for two façades (east and south), to proceed to Public Notification.

RES.R14-1818

Carried

3. **7914-0237-00**
15760 - Croydon Drive
 Edward Craig, Johnston Davidson Architecture & Planning / Morgan Crossing Properties Ltd.
 Development Permit

in order to permit exterior renovations to an existing building located in the Morgan Crossing development.

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 Development Permit
 No. 7914-0237-00 and authorize the Mayor and Clerk to execute the Permit.
Carried

RES.R14-1819

4. **7914-0184-00**
6633 - 154 Street
Minh Ngo, Indochina Food Inc / Indochina Food Inc
 Development Permit / Development Variance Permit
in order to permit the development of a 5,639 m² (60,693 ft²) grocery warehouse with a cold-storage component.

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 authorize staff to draft Development Permit No. 7914-0184-00 generally in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7914-0184-00 (Appendix V) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum rear yard setback of the CD Zone from 7.5 metres (25 ft.) to 0 metres (0 ft.); and
 - (b) to reduce the minimum number of on-site parking spaces from 57 to 31.
3. Council instruct staff to resolve the following issues prior to approval:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;

- (c) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department; and
- (d) resolution of all urban design issues to the satisfaction of the Planning and Development Department.

RES.R14-1820

Carried**SOUTH SURREY**

5. **7914-0199-00**
3288 - 189 Street
3250 - 189 Street
John Kristianson, CTA Design Group, Architecture and Engineering /
1001238 B.C. Ltd. Director Information: Amin Rawji /
No Officer Information Filed: Mercana Art Decor Inc.,
Mercana Enterprises Ltd.
 Development Permit / Development Variance Permit
in order to permit the development of a 8,580 m² (92,350 ft²) light-industrial warehouse.

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 authorize staff to draft Development Permit No. 7914-0199-00 generally in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7914-0199-00 (Appendix IV) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum width of a vehicle maneuvering aisle from 7.5 m (25 ft) to 4.7 m (15.4 ft).
3. Council instruct staff to resolve the following issues prior to approval:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) consolidation of the two subject properties;
 - (c) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department; and

- (d) resolution of all urban design issues to the satisfaction of the Planning and Development Department.
- RES.R14-1821 Carried

RESIDENTIAL/INSTITUTIONAL

FLEETWOOD/GUILDFORD

6. **7914-0025-00**
9274 - 162A Street
Sunny Sandher, Citiwest Consulting Ltd. / Gurnam S Samra /
Jaswant K Samra
 OCP Amendment from Suburban to Urban / Rezoning from RH 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 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. 7914-0025-00 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 from "Half-Acre Residential Zone (RH)" (By-law No. 12000) to "Single Family Residential Zone (RF)" (By-law No. 12000) and a date be set for Public Hearing.
4. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) 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; and
- (e) provision of community benefit for proposed Lots 1 and 2, to satisfy the OCP Amendment policy for Type 2 applications.

RES.R14-1822

Carried

It was

Moved by Councillor Gill

Seconded by Councillor Martin

That "Surrey Official Community Plan Bylaw, 1996, No. 12900, No. 399, Amendment Bylaw, 2014, No. 18316" pass its first reading.

RES.R14-1823

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, No. 399, Amendment Bylaw, 2014, No. 18316" pass its second reading.

RES.R14-1824

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, No. 399, Amendment Bylaw, 2014, No. 18316" be held at the City Hall on Monday, November 3, 2014, at 7:00 p.m.

RES.R14-1825

Carried

It was

Moved by Councillor Martin

Seconded by Councillor Hepner

That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2014, No. 18317" pass its first reading.

RES.R14-1826

Carried

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

It was

Moved by Councillor Martin

Seconded by Councillor Hepner

That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2014, No. 18317" pass its second reading.

RES.R14-1827

Carried

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. 18317" be held at the City Hall
on Monday, November 3, 2014, at 7:00 p.m.
RES.R14-1828 Carried

NEWTON

7. **7914-0245-00**
14057 - 60A Avenue and 14058 - 61 Avenue
Victor Setton, Henley Limited Partnership /
Porte Developments (Henley) Ltd
Development Permit / Development Variance Permit
to permit a 93 unit townhouse development

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

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

1. Council authorize staff to draft Development Permit No. 7914-0245-00 generally in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7914-0245-00 (Appendix IV) varying the following, to proceed to Public Notification:
 - (a) that all required resident and visitor parking spaces shall be provided as underground parking.
3. Council approve the applicant's request to reduce the amount of required indoor amenity space from 279 square metres (3,035 square feet) to 137 square metres (1,464 square feet).
4. Council instruct staff to resolve the following issues prior to final approval:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a 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 including the grading and landscaping issues identified by staff;
- (d) registration of a Section 219 Restrictive Covenant identifying tandem parking arrangements and prohibiting the conversion of the tandem parking spaces into livable space;
- (e) registration of a Section 219 Restrictive Covenant to ensure all buildings are certified as having met the BUILT GREEN® Gold standard prior to final occupancy;
- (f) registration of a Section 219 Restrictive Covenant to ensure the site is developed to include a comprehensive stormwater management strategy as required by the City of Surrey;
- (g) the applicant adequately address the impact of reduced indoor amenity space; and
- (h) registration of a revised Section 219 Restrictive Covenant/SROW over the on-site riparian area.

RES.R14-1829

Carried**SOUTH SURREY**

8. **7914-0159-00**
16272 - 24 Avenue
Stephanie Bird, Mosaic Homes / Mosaic 24th Ave Holdings Ltd.
 OCP Amendment from Suburban to Multiple Residential / NCP Text Amendment
 Rezoning from RA to RM-30 / Development Permit /
 Development Variance Permit
in order to permit the development of a 94-unit townhouse complex.

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

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

1. a By-law be introduced to amend the OCP by redesignating the subject site in Development Application No. 7914-0159-00 from "Suburban" to "Multiple Residential" 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 from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Multiple Residential 30 Zone (RM-30)" (By-law No. 12000) and a date be set for Public Hearing.
4. Council approve the applicant's request to reduce the amount of required indoor amenity space from 282 sq.m. (3,035 sq.ft.) to 113 sq.m. (1,215 sq.ft.).
5. Council authorize staff to draft Development Permit No. 7914-0159-00 generally in accordance with the attached drawings (Appendix II).
6. Council approve Development Variance Permit No. 7914-0159-00 (Appendix V) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum setback of the RM-30 Zone from 7.5 metres (25 feet) to 3.0 metres (10 feet) along 163 Street;
 - (b) to reduce the minimum setback of the RM-30 Zone from 7.5 metres (25 feet) to 3.6 metres (12 feet) along 23A Avenue;
 - (c) to reduce the minimum setback of the RM-30 Zone from 7.5 metres (25 feet) to 4.5 metres (15 feet) along 23 Avenue; and
 - (d) to reduce the minimum west side yard setback of the RM-30 Zone from 7.5 metres (25 feet) to 3.0 metres (10 feet) for the side of buildings and 5.5 metres (18 feet) for the front of buildings.
7. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (f) submission of an acoustical report for the units adjacent to 24 Avenue and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures.

- (g) registration of a Section 219 Restrictive Covenant to specifically identify the allowable tandem parking arrangement and to prohibit the conversion of the tandem parking spaces into livable space;
- (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;
- (i) the applicant adequately address the impact of reduced indoor amenity space; and
- (j) registration of a reciprocal and shared access agreement for use and maintenance of indoor and outdoor amenity spaces and visitor parking.

8. Council pass a resolution to amend the Sunnyside Heights NCP to secure ownership of the Grandview Ridge Trail at no cost to the City, when the project is considered for rezoning.

RES.R14-1830 Carried

It was Moved by Councillor Martin
 Seconded by Councillor Hepner
 That "Surrey Official Community Plan Bylaw, 1996, No. 12900, No. 400, Amendment Bylaw, 2014, No. 18318" pass its first reading.

RES.R14-1831 Carried

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

It was Moved by Councillor Martin
 Seconded by Councillor Hepner
 That "Surrey Official Community Plan Bylaw, 1996, No. 12900, No. 400, Amendment Bylaw, 2014, No. 18318" pass its second reading.

RES.R14-1832 Carried

It was then Moved by Councillor Martin
 Seconded by Councillor Hepner
 That the Public Hearing on "Surrey Official Community Plan Bylaw, 1996, No. 12900, No. 400, Amendment Bylaw, 2014, No. 18318" be held at the City Hall on Monday, November 3, 2014, at 7:00 p.m.

RES.R14-1833 Carried

RES.R14-1834 It was Moved by Councillor Martin
Seconded by Councillor Hepner
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2014, No. 18319" pass its first reading.
Carried

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

RES.R14-1835 It was Moved by Councillor Martin
Seconded by Councillor Hepner
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2014, No. 18319" pass its second reading.
Carried

RES.R14-1836 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. 18319" be held at the City Hall
on Monday, November 3, 2014, at 7:00 p.m.
Carried

9. **7914-0194-00**
13368 - 13A Avenue
Daniel Martins, Ankenman Marchand Architects / Avondale Development Corporation
Rezoning from RF to RF-O / Development Variance Permit
to permit the development of a 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 Steele
That:

1. a By-law be introduced to rezone the subject site in Planning Application No. 7914-0194-00 from "Single Family Residential Zone (RF)" (By-law No. 12000) to "Single Family Residential Oceanfront Zone (RF-O)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7914-0194-00 (Appendix V) varying the following, to proceed to Public Notification:
 - (a) to increase the maximum lot coverage of the RF-O Zone from 25% to 43%.
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 finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
- (c) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
- (d) registration of a Restrictive Covenant to ensure the proposed dwelling complies with the approved house design plans;
- (e) registration of a Section 219 Restrictive Covenant to ensure future house construction is in accordance with the recommendations in the approved geotechnical report;
- (f) registration of a Section 219 Restrictive Covenant to ensure that no in-ground irrigation systems are installed; and
- (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.

RES.R14-1837

Carried

It was

Moved by Councillor Martin

Seconded by Councillor Steele

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

Amendment Bylaw, 2014, No. 18320" pass its first reading.

RES.R14-1838

Carried

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

It was

Moved by Councillor Martin

Seconded by Councillor Steele

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

Amendment Bylaw, 2014, No. 18320" pass its second reading.

RES.R14-1839

Carried

It was then

Moved by Councillor Martin

Seconded by Councillor Steele

That the Public Hearing on "Surrey Zoning

Bylaw, 1993, No. 12000, Amendment Bylaw, 2014, No. 18320" be held at the City Hall on Monday, November 3, 2014, at 7:00 p.m.

RES.R14-1840

Carried

**10. 7914-0274-00
2220 - Harbourgreene Drive**

Robert M. Symons / Wanda J. Symons / Robert M. Symons

Development Variance Permit

in order to correct an inaccuracy and further reduce the minimum front yard setback for a proposed in-ground swimming pool.

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

It was

Moved by Councillor Martin
Seconded by Councillor Hepner
That:

1. Council approve Development Variance Permit No. 7914-0274-00 (Appendix II) to reduce the minimum front yard setback of the RF Zone from 18 metres (60 ft.) to 7.08 metres (23.2 ft.) to proceed to Public Notification; and
2. That the City Clerk remove notice of Development Variance Permit No. 7914-0181-00 from title upon execution of DVP No. 7914-0274-00.

RES.R14-1841

Carried**SURREY CITY CENTRE/WHALLEY**

11. **7914-0044-00**
13828 - Grosvenor Road
13834 - Grosvenor Road
Kasel Yamashita, McElhanney Consulting Services Ltd. / Inderjit S Parmar / Bhurminder S Parmar / Inderjit Jaswal / Daizy Jaswal
Development Variance Permit
to vary the side yard setback in order to allow an existing house to be retained on proposed Lot 2.

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

It was

Moved by Councillor Martin
Seconded by Councillor Villeneuve
That Council approve Development Variance

Permit No. 7914-0044-00 (Appendix III) to reduce the minimum east side yard setback of the principal building in the RF Zone, from 1.8 metres (6 ft.) to 1.27 metres (4 ft.) for the existing house on proposed Lot 2 to proceed to Public Notification.

RES.R14-1842

Carried**COMMERCIAL/INDUSTRIAL/AGRICULTURAL****NEWTON**

12. **7914-0264-00**
8232 - 120 Street
Mike Driediger, MD Signs Ltd. / Macsem Holdings Ltd
Development Permit/ Development Variance Permit
in order to permit installation of new fascia signage containing third party advertising.

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

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

1. Council approve Development Variance Permit No. 7914-0264-00 (Appendix IV) to vary Land Use Contract 181 by eliminating references to signage requirements in repealed "Surrey Zoning By-law, 1964, No. 2265", to proceed to Public Notification.
2. Council approve the applicant's request to vary the Sign By-law No. 13756 to permit an increase in third party advertising as described in Appendix II.
3. Council authorize staff to draft Development Permit No. 7914-0264-00 including a comprehensive sign design package generally in accordance with the attached drawings (Appendix III).

RES.R14-1843

Carried

13. **7914-0271-00**
12451 - 88 Avenue
Jit Sangha, 0943600 B.C. Ltd. / Calloway Reit (Surrey W) Inc.
Development Permit / Development Variance Permit
in order to vary the maximum permitted third-party advertising for a free-standing sign along 88 Avenue.

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

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

1. Council authorize staff to draft Development Permit No. 7914-0271-00 generally in accordance with the attached drawings (Appendix III).

- 2. Council approve Development Variance Permit No. 7914-0271-00 (Appendix III) to vary the maximum permitted third-party advertising restriction under the Surrey Sign By-law from thirty percent (30%) to one-hundred percent (100%) for a second free-standing sign provided the third-party advertising is limited to tenants of 12499 - 88 Avenue and 12565 - 88 Avenue, to proceed to Public Notification.

RES.R14-1844

Carried

C. ITEMS REFERRED BACK

D. CORPORATE REPORTS

E. DELEGATIONS

F. CORRESPONDENCE

G. NOTICE OF MOTION

H. BYLAWS AND PERMITS

BYLAW READINGS

- 1. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2014, No. 18191" 7913-0274-00 – Khattra Lands Ltd. c/o Hub Engineering Inc. (Mike Kompter) RA to RF - 7435 - 148 Street - to subdivide into 5 single family residential lots.

Approved by Council: March 31, 2014

It was

Moved by Councillor Villeneuve
 Seconded by Councillor Hepner
 That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2014, No. 18191" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R14-1845

Carried

BYLAWS WITH PERMITS

- 2. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2014, No. 18165" 7913-0089-00 – Cressey Grandview Holdings Ltd. c/o Raymond Letkeman Architects Inc. (Dixon Mak) RA to CD (BL 12000) - Portions of 15789 Mountain View Drive, 2907, 2933 and 2987 - 160 Street - to permit the development of a 70 unit townhouse project.

Approved by Council: February 3, 2014

It was Moved by Councillor Villeneuve
 Seconded by Councillor Gill
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2014, No. 18165" be finally adopted, signed by the Mayor and
 Clerk, and sealed with the Corporate Seal.
 RES.R14-1846 Carried

**Development Permit No. 7913-0089-00
 15789 Mountain View Drive, 2907, 2933 and 2987 – 160 Street**

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

It was Moved by Councillor Villeneuve
 Seconded by Councillor Gill
 That the Mayor and Clerk be authorized to
 execute Development Permit No. 7913-0089-00.
 RES.R14-1847 Carried

3. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2013, No. 17993"
 7913-0033-00 – Dennis, Dennis John, Jeffrey Husty, Avtar, Sukhpreet and Harjit
 Dosanjh c/o Coastland Engineering and Surveying Ltd. (Mike Helle)
 RA to RF (BL 12000) - 17310 – 61A Avenue - to permit subdivision into 6 single
 family lots.

Approved by Council: July 8, 2013

Note: Change in ownership

Planning and Development advise (see memorandum dated October 15, 2014 in
 back-up) that in accordance with Council's directive, the tree retention plan was
 reviewed. The applicant's arborist submitted a written assessment whether the
 trees along the east property line of proposed Lots 5 and 6 (trees #283, #284, #285
 and #292) are worthy of retention, and concluded that the levels of decay make
 them unsuitable for retention. The recent assessment was reviewed by the City's
 Landscape Architect, and concurs that these trees cannot be retained. A Tree
 Replacement Plan has been reviewed and approved by the City's Landscape
 Architect, which indicates that four replacement trees will be planted along the
 east property line of proposed Lots 5 and 6.

It was Moved by Councillor Gill
 Seconded by Councillor Martin
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment By-law, 2013, No. 17993" be finally adopted, signed by the Mayor and
 Clerk, and sealed with the Corporate Seal.

RES.R14-1848 Carried

**Development Variance Permit No. 7913-0033-00
 17310 – 61A Avenue**

Supported by Council: July 22, 2013

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

In Section F. Yards and Setbacks of Part 16 Single Family Residential Zone (RF), the
 minimum front yard setback of the principal building is reduced from 7.5 metres
 (25 ft.) to 6.0 metres (20 ft.) on proposed Lots 1 and 3.

It was Moved by Councillor Gill
 Seconded by Councillor Martin
 That Development Variance Permit
 No. 7913-0033-00 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.R14-1849 Carried

4. "Surrey Official Community Plan Bylaw, 1996, No. 12900, Text No. 85 Amendment
 Bylaw, 2009, No. 16888, Amendment Bylaw, 2014, No. 18200"
 7914-0010-00 – Surespan Construction Ltd.
 c/o Surespan Construction Ltd. (Donovan Ducharme)

To allow renewal of an existing TUP located at 19061 – 54 Avenue to permit a
 temporary office and construction equipment storage for an additional three years.

Approved by Council: April 14, 2014

It was Moved by Councillor Gill
 Seconded by Councillor Martin
 That "Surrey Official Community Plan Bylaw,
 1996, No. 12900, Text No. 85 Amendment Bylaw, 2009, No. 16888, Amendment
 Bylaw, 2014, No. 18200" be finally adopted, signed by the Mayor and Clerk, and
 sealed with the Corporate Seal.

RES.R14-1850 Carried

**Temporary Industrial Use Permit No. 7914-0010-00
19061 - 54 Avenue**

To permit an issue date of October 4, 2012 to reflect the renewal of the previously expired permit No. 7908-0046-00.

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

It was Moved by Councillor Gill
Seconded by Councillor Martin
That the Mayor and Clerk be authorized to
execute Temporary Use Permit No. 7914-0010-00.

RES.R14-1851

Carried

APPROVAL OF DEVELOPMENT VARIANCE PERMIT

5. **Development Variance Permit No. 7913-0192-00
12051 Colebrook Road
Inderjit and Jaswinder Dhaliwal c/o Standard Land Company Inc.
(Rosa Morgan)**

Supported by Council: February 24, 2014

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

In Subsection A.1.(a)ii.b. of Part 4 General Provisions, the maximum height of a telecommunication tower is increased from 12 metres (40 ft.) to 40 metres (131 ft.).

In order to permit the construction of a 40 metre (131 ft.) free-standing telecommunication tower.

It was Moved by Councillor Gill
Seconded by Councillor Martin
That Development Variance Permit
No. 7913-0192-00 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.R14-1852

Carried

I. CLERK'S REPORT

J. OTHER BUSINESS

K. ADJOURNMENT

It was

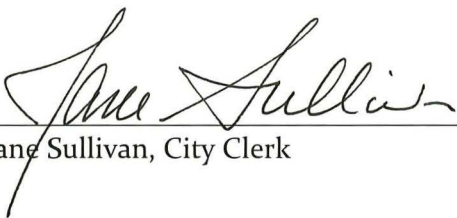
Moved by Councillor Martin
Seconded by Councillor Hayne
That the Monday, October 20, 2014 Regular

Council – Land Use meeting be adjourned.
RES.R14-1853

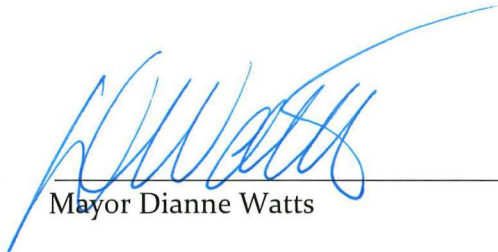
Carried

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

Certified correct:



Jane Sullivan, City Clerk



Mayor Dianne Watts