

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****SOUTH SURREY**

1. **7914-0050-00**
13047 - 24 Avenue
Gerry Blonski / Hui-Ling Hsu
Rezoning from RA to CCR / Development Permit
in order to permit the development of a child care centre for a maximum of twenty five (25) children.

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:

1. a By-law be introduced to rezone the subject site in Planning Application No. 7914-004-00 from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Child Care Zone (CCR)" (By-law No.12000) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7914-0050-00 generally in accordance with the attached drawings (Appendix II).
3. Council instruct staff to resolve the following issues prior to final adoption:

- (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
- (b) submission of a 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;
- (d) submission of building permit drawings that satisfactorily address Building Code requirements; and
- (e) registration of a Restrictive Covenant on adjacent property 13067 - 24 Avenue, preventing that property from having a child care centre.

RES.R14-1930

Carried

It was

Moved by Councillor Hepner
 Seconded by Councillor Martin
 That "Surrey Zoning Bylaw, 1993, No. 12000,

Amendment Bylaw, 2014, No. 18327" pass its first reading.

RES.R14-1931

Carried

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

It was

Moved by Councillor Hepner
 Seconded by Councillor Martin
 That "Surrey Zoning Bylaw, 1993, No. 12000,

Amendment Bylaw, 2014, No. 18327" pass its second reading.

RES.R14-1932

Carried

It was then

Moved by Councillor Hepner
 Seconded by Councillor Martin
 That the Public Hearing on "Surrey Zoning

Bylaw, 1993, No. 12000, Amendment Bylaw, 2014, No. 18327" be held at the City Hall on December 1, 2014, at 7:00 p.m.

RES.R14-1933

Carried

2. **7914-0205-00**
3289 - 190 Street
Russell Clark, Spire Construction Inc. / Estrella Drkj Holdings Ltd
Development Permit
in order to permit the development of a 2,950 m² (31,755 ft²) light-industrial warehouse.

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:

1. Council authorize staff to draft Development Permit No. 7914-0205-00 generally in accordance with the attached drawings (Appendix II).
2. Council instruct staff to resolve the following issues prior to approval:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department; and
 - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department.

RES.R14-1934

Carried

SURREY CITY CENTRE/WHALLEY

3. **7914-0146-00**
10650 - King George Boulevard
Steven Wagner, Urban Design Group Architects Ltd. /
The Dells Holdings Ltd.
Development Permit
in order to permit exterior renovations to the Dell Shopping Centre.

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

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

1. Council authorize staff to draft Development Permit No. 7914-0146-00 generally in accordance with the attached drawings (Appendix II).
2. 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; and
- (b) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department.

RES.R14-1935

Carried**RESIDENTIAL/INSTITUTIONAL****NEWTON**

4. **7914-0178-00**
14455 - 70A Avenue / 14433 - 70A Avenue / 7053 - 144A Street
Hunter Laird Eng. Ltd. (Clarence Arychuk) / 0699400 B C Ltd /
Director Information: Amritpal Singh Gill / Mohinder Singh Samra /
No Officer Information Filed as at July 8, 2014: Charanjit K Gill /
Gurpal S Gill
 NCP Amendment from Townhouses (max. 15 upa) to Single Family Small Lots
 Rezoning from RA and RF-9C to RF-9C, RF-10 and RF-SD
in order to allow subdivision into 3 single family small lots and 4 semi-detached single family 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 Planning Application No. 7914-0178-00, as shown on the Rezoning Block Plan (Appendix II) as follows:
 - (a) Block A from "One-Acre Residential Zone (RA)" (By-law No. 12000) and "Single Family Residential (9) Coach House Zone (RF-9C)" (By-law No. 12000) to "Single Family Residential (9) Coach House Zone (RF-9C)" (By-law No. 12000);
 - (b) Block B from "One-Acre Residential Zone (RA)" (By-law No. 12000) and "Single Family Residential (9) Coach House Zone (RF-9C)" (By-law No. 12000) to "Single Family Residential (10) Zone (RF-10)" (By-law No. 12000); and

- (c) Block C from "One-Acre Residential Zone (RA)" (By-law No. 12000) and "Single Family Residential (9) Coach House Zone (RF-9C)" (By-law No. 12000) to "Semi-Detached Residential Zone (RF-SD)" (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) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (e) completion of the road closure and acquisition of lane road allowance west of 144A Street; and
 - (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department.
3. Council pass a resolution to amend the East Newton South NCP to redesignate a portion of the land from Townhouses (max. 15 upa) to Single Family Small Lots when the project is considered for final adoption.

RES.R14-1936

Carried

It was

Moved by Councillor Martin

Seconded by Councillor Gill

Amendment Bylaw, 2014, No. 18328" pass its first reading.

RES.R14-1937

Carried

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

It was

Moved by Councillor Martin

Seconded by Councillor Gill

Amendment Bylaw, 2014, No. 18328" pass its second reading.

RES.R14-1938

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. 18328" be held at the City
 Hall on December 1, 2014, at 7:00 p.m.
 RES.R14-1939 Carried

SOUTH SURREY

5. **7912-0208-00**
2904 - 160 Street
2954 - 161A Street
Clarence Arychuk, Hunter Laird Engineering Ltd. / Kewal Athwal /
Amarjit Athwal / Athwal Construction Inc. / Fleetwood Commerce Court
Inc. / City Of Surrey / Jiaxue Yang / Weijie Chong / Stronghold Capital Inc.
 NCP amendment from "Single Detached (4-6 upa)" to "Single Family Small Lots",
 from "Proposed Open Space/Linear Open Space" to "Single Family Small Lots" and
 "Single Detached (4-6 upa)", and from "Larger Transition Lots (2-3 upa)" to "Single
 Detached (4-6 upa)" / Rezoning from RA and CD (By-law No. 16728) to RF-9, RF-12
 and RF
in order to allow subdivision into 32 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 Villeneuve
 That:

1. a By-law be introduced to rezone:
 - (a) Block 1 of the subject site as shown on the attached Zoning Block Plan (Appendix IV) in Development Application No. 7912-0208-00 from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (9) Zone (RF-9)" (By-law No. 12000);
 - (b) Block 2 of the subject site as shown on the attached Zoning Block Plan (Appendix IV) in Development Application No. 7912-0208-00 from "One-Acre Residential Zone (RA)" (By-law No. 12000) and "Comprehensive Development Zone (CD)" (By-law No. 16728) to "Single Family Residential (12) Zone (RF-12)" (By-law No. 12000);
 - (c) Block 3 of the subject site as shown on the attached Zoning Block Plan (Appendix IV) in Development Application No. 7912-0208-00 from "One-Acre Residential Zone (RA)" (By-law No. 12000) and "Comprehensive Development Zone (CD)" (By-law No. 16728) 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) input from Senior Government Environmental Agencies;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) completion of the sale of City-owned property at 2954 – 161A Street;
 - (f) registration of a Section 219 Restrictive Covenant for the purposes of house design (ie. the Building Scheme);
 - (g) submission of a landscape buffer plan and landscape cost estimate to the specifications and satisfaction of the City Landscape Architect;
 - (h) registration of a Section 219 Restrictive Covenant on proposed Lots 28-30 to ensure installation (prior to issuance of a Building Permit), maintenance and protection of a 10-metre (33 feet) and 6-metre (20 feet) wide landscape buffer and to establish an additional 5.5 metre (18 feet) rear yard setback adjacent to the buffer;
 - (i) submission of security for the proposed landscape buffer; and
 - (j) the applicant address the shortfall in tree replacement.
3. Council pass a resolution to amend the North Grandview Heights NCP to redesignate the land when the project is considered for final adoption as follows:
 - (a) 2904 – 160 Street: from "Single Detached (4-6 upa)" to "Single Family Small Lots", and from "Larger Transition Lots (2-3 upa)" to "Single Detached (4-6 upa)"; and
 - (b) 2954 – 161A Street: from "Single Detached (4-6 upa)" to "Single Family Small Lots", and from "Proposed Open Space/Linear Open Space" to "Single Family Small Lots" and "Single Detached (4-6 upa)", and from "Larger Transition Lots (2-3 upa)" to "Single Detached (4-6 upa)".

RES.R14-1940

Carried

RES.R14-1941 It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2014, No. 18329" pass its first reading.
Carried

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

RES.R14-1942 It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2014, No. 18329" pass its second reading.
Carried

RES.R14-1943 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. 18329" be held at the City
Hall on Monday, December 1, 2014, at 7:00 p.m.
Carried

In response to a question from Council regarding the reason why RF-9 is supported is that it is the continuation of an existing RF-9 area located directly to the south and it will create 5 lots, up to 33 metres in depth. Staff further noted that the Applicant has demonstrated that each lot can provide 3 parking stalls.

6. **7914-0096-00**
13924 - 24 Avenue
Sunny Sandher, Citiwest Consulting Ltd. / William T. Lane / Karen I. Lane
Rezoning from RA to RH / Development Variance Permit
in order to allow subdivision into two (2) single family suburban 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 Planning Application No. 7914-0096-00 from "One-Acre Residential Zone (RA)" (By-law No.12000) to "Half-Acre Residential Zone (RH)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7914-0096-00 (Appendix VII) 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 feet) to 4.15 metres (14 feet).
3. Council instruct staff to resolve the following issues prior to final adoption:
- (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) the applicant addresses the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;
 - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
 - (f) the applicant satisfies the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department.

RES.R14-1944 Carried

It was Moved by Councillor Martin
Seconded by Councillor Gill
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2014, No. 18330" pass its first reading.

RES.R14-1945 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. 18330" pass its second reading.

RES.R14-1946 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. 18330" be held at the City
Hall on Monday, December 1, 2014, at 7:00 p.m.

RES.R14-1947 Carried

- 7. **7914-0281-00**
15333 - 16 Avenue
Sebastian Butler, DGBK Architects / Prime Time (Abby Lane) Inc., Inc. No. BC0967476
 Amend CD By-law No. 16410 / Revised Housing Agreement
in order to permit a care facility and eating establishment within a mixed-use commercial and residential senior's facility.

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 repeal the existing Prime Time (Abby Lane) Inc. Housing Agreement, Authorization By-law, 2013, No. 17948 upon execution of the new Housing Agreement.
- 2. a By-law be introduced to amend Comprehensive Development By-law No. 16410 and a date be set for Public Hearing.
- 3. a By-law be introduced authorizing Council to enter into a revised Housing Agreement.
- 4. Council instruct staff to resolve the following issue prior to final adoption:
 - (a) finalization of the housing agreement.

RES.R14-1948 Carried

It was Moved by Councillor Martin
 Seconded by Councillor Hepner
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2007, No. 16410, Amendment Bylaw, 2014, No. 18331" pass its first reading.

RES.R14-1949 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, 2007, No. 16410, Amendment Bylaw, 2014, No. 18331" pass its second reading.

RES.R14-1950 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, 2007, No. 16410, Amendment Bylaw,
 2014, No. 18331" be held at the City Hall on Monday, December 1, 2014, at 7:00 p.m.
 RES.R14-1951 Carried

It was Moved by Councillor Martin
 Seconded by Councillor Hepner
 That "Prime Time (Abby Lane) Inc. Housing
 Agreement Authorization By-law, 2014, No. 18332". pass its first reading.
 RES.R14-1952 Carried

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

It was Moved by Councillor Martin
 Seconded by Councillor Hepner
 That "Prime Time (Abby Lane) Inc. Housing
 Agreement Authorization By-law, 2014, No. 18332". pass its second reading.
 RES.R14-1953 Carried

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

It was then Moved by Councillor Martin
 Seconded by Councillor Hepner
 That "Prime Time (Abby Lane) Inc. Housing
 Agreement Authorization By-law, 2014, No. 18332" pass its third reading.
 RES.R14-1954 Carried

8. **7914-0119-00**
15877 - 16 Avenue
Baljit Johal, Mortise Construction Ltd. / Sirtaj Homes & Development Ltd
 OCP amendment from Urban to Multiple Residential / Rezoning from RF to RM-
 30 / Development Permit / Development Variance Permit
in order to permit an 11 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. a By-law be introduced to amend the OCP by redesignating the subject site
 in Planning Application No. 7914-0119-00 from Urban to Multiple
 Residential and a date for Public Hearing be set (Appendix VII).

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 "Single Family Residential Zone (RF)" (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 eliminate the required indoor amenity space.
5. Council authorize staff to draft Development Permit No. 7914-0119-00 generally in accordance with the attached drawings (Appendix II).
6. Council approve Development Variance Permit No. 7914-0119-00 (Appendix VIII) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum front yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.5 metres (14.8 ft);
 - (b) to reduce the minimum west side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 5.0 metres (16.4 ft.); and
 - (c) to reduce the minimum rear yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 2.0 metres (6.6 ft).
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) consolidation of the subject property with the adjacent property to the east (15895 16 Avenue);
 - (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) resolution of all urban design issues to the satisfaction of the Planning and Development Department;

- (f) 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;
- (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (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) registration of a reciprocal access easement to provide access to the properties east and west of the subject site;
- (j) the applicant adequately address the impact of no indoor amenity space; and
- (k) submission of an acoustical report for the units adjacent to 16 Avenue and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures.

8. Council pass a resolution to amend the King George Highway Local Area Plan to redesignate the subject site from Low Density Multiple Residential (10 u.p.a) to Townhouse 24 u.p.a when the project is considered for final adoption.

RES.R14-1955

Carried

It was

Moved by Councillor Martin
 Seconded by Councillor Hepner
 That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2014, No. 18333" pass its first reading.

RES.R14-1956

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, 2013, No. 18020, Amendment Bylaw, 2014, No. 18333" pass its second reading.

RES.R14-1957

Carried

It was then

Moved by Councillor Martin
 Seconded by Councillor Hepner
 That the Public Hearing on "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2014, No. 18333" be held at the City Hall on Monday, December 1, 2014, at 7:00 p.m.

RES.R14-1958

Carried

It was Moved by Councillor Martin
Seconded by Councillor Hepner
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2014, No. 18334" pass its first reading.
RES.R14-1959 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. 18334" pass its second reading.
RES.R14-1960 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. 18334" be held at the City
Hall on Monday, December 1, 2014, at 7:00 p.m.
RES.R14-1961 Carried

9. **7913-0290-00**
14129 - 34 Avenue
14191 - 34 Avenue
Maggie Koka, Aplin & Martin Consultants Ltd. / Hemin Zhang
Rezoning from RA to RH-G / Development Variance Permit / Official Community
Plan Map Amendment
*in order to allow subdivision into 5 single family residential lots and 2.4 hectares of
parkland dedication, containing the site of the former Elgin landfill.*

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 excluding the site in
Planning Application No. 7913-0290-00 from the Semiahmoo "Suburban
Subdivision Exception Areas" Map contained in Figure 6, Page 43, Land
Uses and Densities Section of the Official Community Plan, 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 "Half-Acre Gross Density Zone (RH-G)" (By-law No. 12000) and a date be set for Public Hearing.
4. Council approve Development Variance Permit No. 7913-0290-00 (Appendix VII) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum width of the RH-G Zone from 30 metres (98 ft.) to 20 metres (65 ft.);
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) approval from the Ministry of Environment;
 - (e) final approval from the Greater Vancouver Regional District (Metro Vancouver) for works within the on-site sanitary interceptor statutory right-of-way;
 - (f) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (g) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (h) registration of a Section 219 Restrictive Covenant for the purpose of tree retention and additional setback; and
 - (i) submission and approval of a preliminary lot grading plan to the satisfaction of the Planning & Development Department.

RES.R14-1962

Carried

It was

Moved by Councillor Martin
 Seconded by Councillor Hepner
 That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2014, No. 18335" pass its first reading.

RES.R14-1963

Carried

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

RES.R14-1964 It was Moved by Councillor Martin
Seconded by Councillor Hepner
That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2014, No. 18335" pass its second reading.
Carried

RES.R14-1965 It was then Moved by Councillor Martin
Seconded by Councillor Hepner
That the Public Hearing on "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2014, No. 18335" be held at the City Hall on Monday, December 1, 2014, at 7:00 p.m.
Carried

RES.R14-1966 It was Moved by Councillor Martin
Seconded by Councillor Hepner
That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2014, No. 18336" pass its first reading.
Carried

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

RES.R14-1967 It was Moved by Councillor Martin
Seconded by Councillor Hepner
That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2014, No. 18336" pass its second reading.
Carried

RES.R14-1968 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. 18336" be held at the City Hall on Monday, December 1, 2014, at 7:00 p.m.
Carried

COMMERCIAL/INDUSTRIAL/AGRICULTURAL

CLOVERDALE/CLAYTON

10. **7909-0080-00**
19128 - No 10 (56 Ave) Highway
19060 - No 10 (56 Ave) Highway
Peter Moroso, Citiwest Consulting Ltd. . Owners: 0743839 BC Ltd. /
Director Information: Kiranjit Kaur Dhaliwal / Jaswinder Singh Dhaliwal /
Officer Information as at December 21, 2011: Jaswinder Singh Dhaliwal
(President, Secretary) / Kiranjit K. Dhaliwal / Jaswinder S Dhaliwal
Temporary Use Permit
in order to allow truck parking and container storage 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 Steele
That:

1. Council approve Temporary Use Permit No. 7909-0080-00 (Appendix V) to proceed to Public Notification.
2. 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) completion of Pre-Servicing Requirements identified for the proposed temporary truck parking and container storage facility (Appendix VI);
 - (c) the applicant address requirements from the Ministry of Transportation and Infrastructure and obtain a highway access agreement;
 - (d) the applicant address requirements from B.C. Hydro;
 - (e) submission of a landscaping plan and landscaping cost estimate to the satisfaction of the Planning and Development Department; and
 - (f) the owner enter into a Good Neighbour Agreement with the City of Surrey; and
 - (g) installation and inspection of landscaping in accordance with an approved landscaping plan, to the satisfaction of the Planning and Development Department.
3. Council direct staff to bring forward this application 6 months from the date of approval to proceed (i.e. first Council meeting after May 3, 2015) for consideration of file closure if the conditions of final approval have not been adequately fulfilled by the applicant.

RES.R14-1969

Carried

SURREY CITY CENTRE/WHALLEY

11. 7914-0094-00
11411 - Bridgeview Drive
Ian Scott, c/o Central City Brewers & Distillers Ltd. / City Of Surrey
Amend CD By-law No. 17422 / Liquor License Application
*in order to allow on-site purchase and consumption of alcoholic products
manufactured on the premises, within a proposed lounge and special event area
associated with an existing brewery/ distillery.*

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

Prior to the start of the meeting a memo was received from the Applicant requesting that Application No. 7914-0094-00 be withdrawn from the Regular Council Land Use Agenda.

COMMERCIAL/INDUSTRIAL/AGRICULTURALNEWTON

12. 7911-0313-00
8120, 8128, 8138, 8140, 8148, 8158 & 8166 – 128 Street
and 12877, 12885 & 12899 - 80 Avenue
Joe Dhaliwal, Mainland Demo Contracting Ltd. /
All Owners in Strata Plan BCS1022
Rezoning from CD (By-law Nos. 15344 & 16768) to CD / Development Permit /
Development Variance Permit
*in order to permit additional commercial uses at the Payal Business Centre and
update the property to a commercial standard of design*

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. a By-law be introduced to rezone the subject site in Planning Application No. 7911-0313-00 from "Comprehensive Development Zone (CD)" (By-law Nos. 15344 and 16768) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve the applicant's request to vary the Sign By-law as described in Appendix II.
3. Council authorize staff to draft Development Permit No. 7911-0313-00 including a comprehensive sign design package, in compliance with the Central Newton Cultural Commercial District Design Guidelines.

- 4. Council approve Development Variance Permit No. 7911-0313-00 (Appendix V) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum number of on-site parking spaces from 1,675 to 1,077.

- 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, rights-of-way, and road improvements where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a road dedication plan to the satisfaction of the Approving Officer;
 - (c) submission of a landscaping plan, landscaping cost estimate, and landscaping security 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; and
 - (e) 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.

- 6. Council pass a resolution to adopt the Central Newton Cultural Commercial District (CNCCD) Guidelines, as amended (see Appendix IV).

- 7. Council pass a resolution to adopt the updated strategy for funding the off-site boulevard improvements, as discussed in this report.

RES.R14-1970

Carried

It was

Moved by Councillor Martin
 Seconded by Councillor Villeneuve
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2014, No. 18338" pass its first reading.

RES.R14-1971

Carried

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

It was

Moved by Councillor Martin
 Seconded by Councillor Villeneuve
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2014, No. 18338" pass its second reading.

RES.R14-1972

Carried

RES.R14-1973

It was then Moved by Councillor Martin
 Seconded by Councillor Villeneuve
 That the Public Hearing on "Surrey Zoning
 Bylaw, 1993, No. 12000, Amendment Bylaw, 2014, No. 18338" be held at the City
 Hall on Monday, December 1, 2014, at 7:00 p.m.
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 By-law, 1993, No. 12000, Amendment By-law, 2013, No. 17950"
 7912-0151-00 – 093827 B.C. Ltd. c/o Citiwest Consulting Ltd. (Roger Jawanda)
 RA to RF-9 and RF-12 – 6081 – 142 Street - to permit subdivision into 15 single
 family small lots and a remainder parcel (12 RF-9 and 3 RF-12 lots).

Approved by Council: May 27, 2013

RES.R14-1974

It was Moved by Councillor Villeneuve
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment By-law, 2013, No. 17950" be finally adopted, signed by the Mayor and
 Clerk, and sealed with the Corporate Seal.
Carried

2. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2011, No. 17467"
 7909-0114-00 - 0919071 B.C. Ltd.
 c/o Ankenman Associates Architects Inc. (Mark Lesack)
 RA to CD - 14444 - 68 Avenue - to permit the development of 20 townhouse units.

Approved by Council: July 25, 2011

Note: Change in ownership

Note: The associated Development Permit for Planning Application 7909-0114-00 will be brought forward for approval at a later date.

Planning and Development advise (see memorandum dated October 29, 2014 in back-up) that it is in order for Council to pass a resolution amending the East Newton South Neighbourhood Concept Plan (NCP) to redesignate the site from "Townhouses (max 15 upa)" to "Townhouses (max 20 upa)".

It was Moved by Councillor Villeneuve
Seconded by Councillor Steele
That Council is requested to pass a
resolution amending the East Newton South Neighbourhood Concept Plan (NCP)
to redesignate the site from "Townhouses (max 15 upa)" to "Townhouses (max 20
upa)".

RES.R14-1975

Carried

It was Moved by Councillor Villeneuve
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2011, No. 17467" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.

RES.R14-1976

Carried

BYLAWS WITH PERMITS

3. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2013, No. 18142"
7913-0047-00 – Little India Plaza Inc.
c/o Pacific Land Resource Group Inc. (Oleg Verbenkov)
IL to CD: to permit the development of a 5-building retail commercial project.

Approved by Council: November 25, 2013

Note: Change in ownership

It was Moved by Councillor Villeneuve
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2013, No. 18142" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.

RES.R14-1977

Carried

"Surrey Official Community Plan Bylaw, 1996, No. 12900, No. 375, Amendment Bylaw, 2013, No. 18141"
To redesignate the site located at 12829 – 80 Avenue and 8020 – 128 Street from Industrial (IND) to Commercial (COM) to permit the development of a 5-building retail commercial project.

Planning and Development advise (see memorandum dated October 29, 2014 in back-up) that the Official Community Plan redesignation Bylaw No. 18141 is no longer required.

RES.R14-1978 It was Moved by Councillor Villeneuve
Seconded by Councillor Steele
That "Surrey Official Community Plan Bylaw, 1996, No. 12900, No. 375, Amendment Bylaw, 2013, No. 18141" be filed.
Carried

Development Permit No. 7913-0047-00
12829 – 80 Avenue and 8020 – 128 Street

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

RES.R14-1979 It was Moved by Councillor Villeneuve
Seconded by Councillor Steele
That the Mayor and Clerk be authorized to execute Development Permit No. 7913-0047-00.
Carried

APPROVAL OF DEVELOPMENT PERMIT

- 4. **Development Permit No. 7914-0157-00**
19159 – 33 Avenue
028138813 Holdings Lot 9 Ltd.

Supported by Council: September 8, 2014

RES.R14-1980 It was Moved by Councillor Villeneuve
Seconded by Councillor Steele
That the Mayor and Clerk be authorized to execute Development Permit No. 7914-0157-00.
Carried

APPLICATIONS/BY-LAWS/PERMITS TO BE CLOSED

- 5. **Application No. 7913-0076-00**
Jasvir, Rajinder and Kanchan Dhahan
14690 – 60 Avenue

Planning and Development advise (see memorandum dated October 10, 2014 in back-up) that the applicant has requested that Application 7913-0076-00 be closed as the cost to subdivide is too high.

It was
and file Bylaw No. 18087.

Moved by Councillor Villeneuve
Seconded by Councillor Steele
That Council close Application No. 7913-0076-00

RES.R14-1981

Carried

- I. **CLERK'S REPORT**
- J. **OTHER BUSINESS**
- K. **ADJOURNMENT**

It was
Council – Land Use meeting be adjourned.


Moved by Councillor Villeneuve
Seconded by Councillor Martin
That the Monday, November 3, 2014 Regular

RES.R14-1982


Carried

The Regular Council - Land Use meeting adjourned at 5:44 p.m.

Certified correct:



Jane Sullivan, City Clerk



Mayor Dianne Watts