

Present:

Mayor Hepner
Councillor Gill
Councillor Hayne
Councillor LeFranc
Councillor Martin
Councillor Starchuk
Councillor Steele
Councillor Villeneuve
Councillor Woods

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**

- 7915-0055-00**
17433 – No. 10 (56 Ave) Highway
Jordan Desrochers, Priority Permits / Anthem Cloverdale Retail Ltd
Development Permit
in order to permit four (4) fascia signs, and to allow two (2) of these fascia signs to be located on the same façade of the commercial retail unit within a shopping centre.

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

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

- Council approve the applicant's request to vary the Sign By-law as described in Appendix II to Planning Application No. 7915-0055-00.
- Council approve Development Permit No. 7915-0055-00 for a comprehensive sign design package and authorize the Mayor and Clerk to execute the Permit.

RES.R15-577

Carried

FLEETWOOD/GUILDFORD

2. **7915-0030-00**
15146 - 100 Avenue
Shayne Hoecherl, Selkirk Signs / Guildford Towngate Investment Ltd.
 Development Permit
in order to permit a total of four (4) fascia signs for a convenience store in Guildford.

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

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

1. Council approve the applicant's request to vary the Sign By-law as described in Appendix II to Planning Application No. 7915-0030-00.
2. Council approve Development Permit No. 7915-0030-00 for a comprehensive sign design package and authorize the Mayor and Clerk to execute the Permit.

RES.R15-578

Carried

3. **7915-0043-00**
19049 - 95A Avenue
Peter Lovick, PJ Lovick Architect Ltd. / Laurino Holdings Inc.
 Development Variance Permit
in order to reduce the front yard setback for a proposed industrial building.

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

It was Moved by Councillor Martin
 Seconded by Councillor Hayne
 That Council approve Development Variance Permit No. 7915-0043-00 (Appendix II) to reduce the minimum front yard setback of the Light Impact Industrial Zone (IL) from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) for the principal building and to 2.0 metres (6.5 ft.) to the canopies, to proceed to Public Notification.

RES.R15-579

Carried

NEWTON

4. **7914-0174-00**
6484 - King George Boulevard
Geoff Lawlor, Geoff Lawlor Architecture Inc. / The Great Canadian Oil Change Ltd.
Rezoning from C-4 to CHI / Development Permit / Development Variance Permit
in order to permit the development of an oil change and car wash facility.

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

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

1. a By-law be introduced to rezone the subject site in Planning Application No. 7914-0174-00 from "Local Commercial Zone (C-4)" to "Highway Commercial Industrial Zone (CHI)" 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. 7914-0174-00, including a comprehensive sign design package, generally in accordance with the attached drawings.
4. Council approve Development Variance Permit No. 7914-0174-00 varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum northerly side yard setback of the CHI Zone from 7.5 metres (25 feet) to 1.5 metres (5 feet); and
 - (b) to reduce the number of required parking spaces from 5 spaces to 4 spaces.
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) 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; and
- (e) registration of a Section 219 Restrictive Covenant to restrict hours of operation to the hours of 6:00 am to 10:00 pm so that there are no 24-hour business operations on the site.
- RES.R15-580 Carried
with Councillors Villeneuve, LeFranc and Mayor Hepner opposed
- It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2015, No. 18435" pass its first reading.
- RES.R15-581 Carried
with Councillors Villeneuve, LeFranc and Mayor Hepner 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, 2015, No. 18435" pass its second reading.
- RES.R15-582 Carried
with Councillors Villeneuve, LeFranc and Mayor Hepner 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, 2015, No. 18435" be held at the City
Hall on Monday, April 27, 2015, at 7:00 p.m.
- RES.R15-583 Carried

SOUTH SURREY

5. **7914-0213-00**
18147 - 0 Avenue / 18253 - 0 Avenue / 18115 - 0 Avenue
Maggie Koka, Aplin & Martin Consultants Ltd. / Lapierre Holdings Ltd. /
Hazelmere Golf & Tennis Club
OCP Amendment from "Agricultural" to "Suburban"
in order to allow for rezoning and subdivision from 3 lots to 136 single family lots.

Prior to the start of the meeting, correspondence was received from the Agent requesting that Application No. 7914-0213-00 be deferred to a later date so that the Applicant can work with Staff. Therefore, Application No. 7914-0213-00 is out of order.

SURREY CITY CENTRE/WHALLEY

6. **7914-0234-00**
9901 - Grace Road, Road Right-of-Way East of Highway No. 17
Oleg Verbenkov, Pacific Land Group / City of Surrey
Development Permit / Development Variance Permit
in order to allow a free-standing, two-sided electronic message board sign in South Westminster.

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. 7914-0234-00 generally in accordance with the attached drawings.
2. Council approve Development Variance Permit No. 7914-0234-00 varying the following, to proceed to Public Notification:
 - (a) to allow the proposed free-standing, two-sided electronic message board sign to be located within the Grace Road right-of-way, directly east of Highway No. 17;
 - (b) to allow third party advertising to exceed 30% of the allowable copy area on the proposed free-standing, two-sided electronic message board sign;
 - (c) 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 60 square metres (650 sq. ft.); and
 - (d) to increase the maximum height of the proposed free-standing sign in Commercial/Industrial Zones from 4.5 metres (15 ft.) to 9.8 metres (32 ft.).

RES.R15-584

Carried

RESIDENTIAL/INSTITUTIONALFLEETWOOD/GUILDFORD

7. **7915-0021-00**
9619 - 162A Street
Balwinder S Nijjer / Sukhbinder S Nijjer / Balwinder S Nijjer /
Baljinder S Nijjer / Gurdip S Nijjer
 Development Variance Permit
in order to relax the special building setback requirements for a proposed single family dwelling on a lot located along an arterial road (96 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 Gill
 That Council approve Development Variance Permit No. 7915-0021-00 to relax Part 7 Special Building Setbacks of Surrey Zoning By-law, No. 12000, by reducing the minimum required side yard setback on a flanking street measured from the centerline of the ultimate highway allowance for 96 Avenue, from 18.6 metres (61 ft.) to 17.1 metres (56 ft.) for the principal building, to proceed to Public Notification.

RES.R15-585

CarriedSURREY CITY CENTRE/WHALLEY

8. **7915-0012-00**
11361 - 96 Avenue
Murugayah Thangiah / Murugayah Thangiah / Amar K. Singh
 Development Variance Permit
in order to vary the side yard setback of the RF Zone for an already constructed addition to an existing 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:

1. Council approve Development Variance Permit No. 7915-0012-00 to reduce the minimum east side yard setback of the "Single Family Residential Zone (RF)" from 1.8 metres (6 ft.) to 1.2 metres (4 ft.) for the principal building, to proceed to Public Notification;

2. Council instruct staff to resolve the following issue prior to approval:

- (a) the applicant substantially address deficiencies for in-stream building permit Application No. 14-033508 for the subject lot, to the satisfaction of the Planning and Development Department.

RES.R15-586

Carried

9. **7914-0249-00**

11762 - 97 Avenue

9675 - 117B Street

**Rajeev Mangla, Mainland Engineering Consultants Corporation /
Navjot Basi**

Development Variance Permit

in order to vary setbacks to allow retention of the existing houses in conjunction with a proposed single family subdivision.

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. 7914-0249-00 varying the following, to proceed to Public Notification:

- (a) to vary the RF Zone to reduce the minimum interior side yard setback from 1.8 metres (6 ft.) to 1.4 metres (5 ft.) and to reduce the minimum front yard setback from 7.5 metres (25 ft.) to 2.2 metres (7 ft.), for a single family dwelling to be retained on proposed Lot 2; and
- (b) to reduce the minimum rear yard setback of the RF Zone from 7.5 metres (25 ft.) to 4.4 metres (14 ft.) to the building wall and 3.0 metres (10 ft.) to the deck, for a single family dwelling to be retained on proposed Lot 3.

RES.R15-587

Carried

COMMERCIAL/INDUSTRIAL/AGRICULTURAL

NEWTON

10. **7914-0272-00**

6350 - 120 Street

**Michael Cameron, Cavalier Land Ltd. / City of Surrey /
Surrey City Development Corporation**

Development Variance Permit

in order to permit the construction of a 22 metre (72 ft.) telecommunication tower.

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. 7914-0272-00 to increase the maximum height of a freestanding
 telecommunication tower from 12 metres (40 ft.) to 22 metres (72 ft.), to proceed
 to Public Notification.

RES.R15-588

Carried

Staff clarified that the height of the tower is required in order to provide sufficient coverage and noted that the design of the pole is in compliance with the bylaw criteria. The size of the pole provides the capacity to host more than one cellular service carrier.

SOUTH SURREY

11. **7913-0057-00**
2630 - Croydon Drive
Leigh Sully, Elkay Developments Ltd. / Croydon Projects Inc. / Buena Vista Ventures Inc.
 Development Variance Permit
in order to permit an additional fascia sign for a first floor tenant

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

It was Moved by Councillor Martin
 Seconded by Councillor Hayne
 That Council approve Development Variance
 Permit No. 7913-0057-00 to increase the allowable number of fascia signs for a
 single premise on the same façade of a building from one (1) to two (2), to proceed
 to Public Notification.

RES.R15-589

CarriedRESIDENTIAL/INSTITUTIONALFLEETWOOD/GUILDFORD

12. **7915-0049-00**
9043 - 155 Street
Satinder Grewal / Satinder S Grewal
 Development Variance Permit
in order to reduce the minimum required rear yard and north side yard setbacks at the rear of an existing single family dwelling, for a replacement deck and staircase.

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

It was Moved by Councillor Martin
 Seconded by Councillor Hayne
 That Council approve Development Variance
 Permit No. 7915-0049-00 varying the following, to proceed to Public Notification:

- (a) to reduce the minimum rear yard setback of the RF-G Zone from 7.5 metres (25 ft.) to 5.0 metres (16 ft.) for stairs; and
- (b) to reduce the minimum side yard setback of the RF-G Zone from 1.2 metres (4 ft.) to 0.4 metre (1.3 ft.) for a deck and stairs.

RES.R15-590

Carried

13. **7914-0346-00**
15560 - 109 Avenue
Mike Kompter, Hub Engineering Inc. / Yu H Lee
 Rezoning from RA to RF
in order to permit subdivision into 6 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 Hayne
 That:

1. a By-law be introduced to rezone the subject site in Planning Application No. 7914-0346-00 from "One-Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)" and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) approval from the Ministry of Transportation & Infrastructure;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;

- (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
- (g) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department.
- RES.R15-591 Carried

It was Moved by Councillor Martin
Seconded by Councillor Hayne
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2015, No. 18436" pass its first reading.

RES.R15-592 Carried

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

It was Moved by Councillor Martin
Seconded by Councillor Hayne
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2015, No. 18436" pass its second reading.

RES.R15-593 Carried

It was then Moved by Councillor Martin
Seconded by Councillor Hayne
That the Public Hearing on "Surrey Zoning
Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18436" be held at the City
Hall on Monday, April 27, 2015, at 7:00 p.m.

RES.R15-594 Carried

RESIDENTIAL/INSTITUTIONAL

SURREY CITY CENTRE/WHALLEY

14. **7913-0228-00**
12658 - 100 Avenue and portion of unnamed road allowance
Sharif Senbel, Studio Senbel Architecture + Design / Raza M Haroon / City of Surrey
Rezoning from RF to PA-1 / Development Variance Permit
in order to permit the development of a religious assembly building.

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

It was Moved by Councillor Villeneuve
 Seconded by Councillor Steele
 That Application 7913-0228-00 be referred
 back to staff to complete the necessary design work with the applicant and provide
 additional planning comments at a future Land Use meeting.
 RES.R15-595 Carried

S. Senbel, Project Architect (on behalf of the Applicant): The Architect noted that the project meets the requirements and exceeds the zoning requirements for parking. The traffic and parking studies conducted by the applicant were not appended to the Planning Report that is before Council. The delegation clarified that the mosque will operate off-peak times and the parking lot will be closed in the evenings; therefore evening use of the facilities will not be an issue. The proposed project in keeping with a neighbourhood scale type of locational development and does not have the capacity to host large scale events similar to Bear Creek.

Council clarified that the concerns raised concerning the application were relative to the other events that might occur at the mosque. The delegation confirmed that the congregational time is 1-hr per service.

Imam / Board Member (on behalf of the Applicant): The delegation noted that the project is not just a mosque but also an institution where new immigrants can be integrated into Canadian society. The delegation clarified that none of the mosques he is affiliated with have had parking or traffic issues. Friday prayer-sessions take place between 12 p.m. to 2 p.m. and will be divided into different sessions if the number of attendees surpasses the capacity.

Council requested that the Applicant's Traffic Engineer be in attendance when Application No. 7913-0228-00 is scheduled for discussion at a Public Hearing.

C. ITEMS REFERRED BACK

RESIDENTIAL/INSTITUTIONAL

CLOVERDALE/CLAYTON

1. **7914-0262-00**
18818 - 71 Avenue
Maciej Dembek, Barnett Dembek Architects Inc. / 0910638 BC Ltd. / Director Information: Iqbal Grewal / No Officer Information Filed as at May 16, 2014
 Amend CD By-law No. 17377 / Development Permit
in order to allow one unenclosed tandem parking space for 9 street-fronting units and to increase density and lot coverage for a recently-approved 18-unit townhouse development under construction.

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 consider Third Reading and Final Adoption to "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2011, No. 17377, Amendment Bylaw, 2015, No. 18399".
2. Council approve Development Permit No. 7914-0262-00 and authorize the Mayor and Clerk to execute the Permit.

RES.R15-596

Carried

It was Moved by Councillor Gill
 Seconded by Councillor Martin
 That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2011, No. 17377, Amendment Bylaw, 2015, No. 18399" pass its third reading.

RES.R15-597

Carried

It was Moved by Councillor Gill
 Seconded by Councillor Martin
 That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2011, No. 17377, Amendment Bylaw, 2015, No. 18399" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R15-598

CarriedNEWTON

2. **7913-0137-00**
13746 - 63A Avenue
Gurprit Hans / Gurprit S. Hans
 Rezoning from RH-G to CD (based on CCR)
in order to allow expansion of an existing and licensed child care centre within a single family dwelling to a maximum capacity of 16 children.

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

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

1. Application No. 7913-0137-00 be referred back to staff to work with the Applicants to address concerns raised during the Regular Council - Land Use meeting regarding parking, traffic, landscaping and hours of operation and;
2. That a date be set to bring Application No. 7913-0137-00 forward for Public Hearing so that the concerns of the neighbours can be heard.

RES.R15-599

Carried
 with Mayor Hepner opposed

Project Applicants: The Applicants spoke to the denial and noted that they have done the best they could to work with the neighbours to address concerns with the before and after school childcare program.

The Applicants clarified that the pick-up and drop off times are coordinated in advance with all the parents, additionally, when the childcare centre escorts the children to school it as a group. They employ the use of a 15 passenger van, drop off the children at 8:00 a.m., and pick the children up after school.

The parents will call or text when they are 10 minutes away to make sure their children is ready. When the parents arrive all they need to do is sign out their child and go. Any new parents are talked to about the parking concerns. The Applicant has placed cones outside on the street in areas where neighbours have complained about parking to prevent parents from parking in the neighbourhood.

At the last open house held, one neighbour raised concerns regarding increased noise. When it is sunny outside, the Applicants remain at the school yard with the children and have them play outdoors. There is a French Immersion teacher on site at the childcare centre that works with the children afterschool and they do their homework.

With respect to the concern regarding the lack of upkeep or maintenance the building façade has not changed in the last 20 years. Landscaping has been undertaken to address landscaping on the side of the property. The Applicant is willing to change the landscaping to address concerns of the neighbours.

Council requested clarification regarding the van use and the increased number of children. The Applicant clarified that the van is a 14 passenger van and there is a school bus available in their commercial operation that has a 20 passenger capacity. If the application is approved and the number of students increased they would use a bus to shuttle the children.

Current washroom facilities are sufficient for 8 children; if the number was increased to 16 an additional bathroom would be installed.

In the summer time, the daycare is open from 6 a.m. - 6 p.m. There will be indoor downtime from 12 - 2 p.m. with structured outings for the children.

The Applicant took over the childcare operation of a previous owner that had the business for 25 years. At an initial open house held, the neighbours were concerned about increasing the number of children to 25. As a result, the Applicant reduced the number to 16; subsequent feedback received from the neighbours at other open house forums was not well received. It was noted that the open houses held were poorly attended with only two individuals showing up.

The delegation clarified that the childcare centre meets all the Fraser Health requirements. Fraser Health conducts home inspections and there have been no violations. The home is licenced to run from 8 a.m. - 2 p.m.; there could feasibly be two different classes; however they opted to not do that in order to satisfy the concerns of the neighbours.

D. CORPORATE REPORTS

E. DELEGATIONS

F. CORRESPONDENCE

G. NOTICE OF MOTION

H. BYLAWS AND PERMITS

BYLAW READINGS

1. "Surrey Land Use Contract No. 38, Authorization Bylaw, 1973, No. 4153, Amendment Bylaw, 1976, No. 4975, Partial Discharge Bylaw, 2014, No. 18367" 7914-0283-00 – Surrey Association for Community Living
c/o Surrey Association for Community Living (Coreen Windbiel)
17949 Roan Place - To discharge Land Use Contract No. 38 from the property to allow the underlying Light Impact Industrial Zone (IL) to come into effect.

Approved by Council: December 15, 2014

Planning and Development advise (see memorandum dated March 27, 2015 in back-up) that conditions regarding access and egress have been resolved to the satisfaction of the Engineering Department. All other conditions have been met.

RES.R15-600

It was Moved by Councillor Martin
 Seconded by Councillor Gill
 That "Surrey Land Use Contract No. 38,
 Authorization Bylaw, 1973, No. 4153, Amendment Bylaw, 1976, No. 4975, Partial
 Discharge Bylaw, 2014, No. 18367" be finally adopted, signed by the Mayor and
 Clerk, and sealed with the Corporate Seal.

Carried

2. "Surrey Heritage Revitalization Agreement Bylaw, 2015, No. 18415"
 7914-0241-00 - Willingdon Charitable Holdings Society c/o Bernie Scholz
 5732 - 176 Street - To enter into a Heritage Revitalization Agreement to allow for
 exterior and interior renovations in order to preserve the original features of the
 Heritage Clova Theatre.

Approved by Council: February 23, 2015

RES.R15-601

It was Moved by Councillor Martin
 Seconded by Councillor Gill
 That "Surrey Heritage Revitalization
 Agreement Bylaw, 2015, No. 18415" be finally adopted, signed by the Mayor and
 Clerk, and sealed with the Corporate Seal.

Carried

3. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2012, No. 17784"
 7911-0019-00 - Karamvir S. Deol, Manjinder S. Bal, Baljinder S. Dhillon, 1967740 BC
 Ltd. c/o Citiwest Consulting Ltd. (Roger Jawanda)
 RA to CD - 5451 and 5471 - 188 Street - to permit the development into ten (10)
 small suburban single family lots and one (1) remainder lot.

Approved by Council: October 22, 2012

Note: Change in ownership and change in agent.

RES.R15-602

It was Moved by Councillor Martin
 Seconded by Councillor Gill
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment By-law, 2012, No. 17784" be finally adopted, signed by the Mayor and
 Clerk, and sealed with the Corporate Seal.

Carried

4. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2012, No. 17673"
 7911-0071-00 - Ranjit S. Sandhu, Sukhvinder K. Sandhu, 0969191 BC Ltd
 c/o Citiwest Consulting Ltd. (Roger Jawanda)
 RA to CD - 18711 and 18737 - 54 Avenue - to permit subdivision into (12) small
 suburban single family lots.

Approved by Council: May 28, 2012

Note: Change in ownership and change in agent.

Planning and Development advise (see memorandum dated April 9, 2015 in back-up) that a minor revision is requested to the lot depth of the proposed subdivision layout. Council is requested to rescind third reading of By-law No. 17673 and amend it accordingly. The By-law will then be in order for third reading, as amended and final adoption.

RES.R15-603 It was Moved by Councillor Gill
Seconded by Councillor Steele
That Council rescind Resolution R12-1558 of
the July 9, 2012 Regular Council – Land Use meeting passing Third Reading of
"Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2012, No. 17673".
Carried

It was Moved by Councillor Gill
Seconded by Councillor Steele
That Council amend "Surrey Zoning By-law,
1993, No. 12000, Amendment By-law, 2012, No. 17673" in Section 2.K by deleting
and replacing the footnote clause to the table from:

Any lot fronting 54 Avenue must have a minimum lot width of 35 metres
[115 ft.] and lot depth of 50 metres [165 ft.]

to:

Any lot fronting 54 Avenue must have a minimum lot width of 35 metres
[115 ft.] and lot depth of 49 metres [161 ft.]

RES.R15-604 Carried

RES.R15-605 It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2012, No. 17673" pass its third reading, as amended.
Carried

RES.R15-606 It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2012, No. 17673" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.
Carried

BYLAWS WITH PERMITS

5. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2014, No. 18176"
7911-0320-00 - Gurpreet Purewal, Narinder Aujla, Harminder Chahal, Tarsem and Gurwinder Sarai, Inderjit and Harjit Randhawa
c/o Citiwest Consulting Ltd. (Roger Jawanda)
RM-D to CD: Portion of 12215 – 96 Avenue (also known as 12217 - 96 Avenue) - to retain an existing duplex.

Approved by Council: February 24, 2014

It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2014, No. 18176" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R15-607

Carried

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2014, No. 18177"
7911-0320-00 - RF to RF-12: Portion of 12215 – 96 Avenue (also known as 12217 - 96 Avenue) and Portion of 12229 – 96 Avenue - to subdivide into 6 lots.

Approved by Council: February 24, 2014

It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2014, No. 18177" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R15-608

Carried

Development Variance Permit No. 7911-0320-00

Portion of 12215 – 96 Avenue (also known as 12217 - 96 Avenue) and Portion of 12229 – 96 Avenue

Supported by Council: June 23, 2014

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

- (a) In Section F of Part 16 Single Family Residential Zone (RF), the minimum rear yard setback for the principal building is reduced from 7.5 metres (25 ft.) to 4.6 metres (15 ft.) for proposed Lot 5; and

- (b) In Section F of Comprehensive Development Bylaw No. 18176, the minimum rear yard setback for the principal building is reduced from 15 metres (50 ft.) to 7,3 metres (24 ft.) for proposed Lot 6.

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

It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That Development Variance Permit
 No. 7911-0320-00 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.R15-609

Carried

Development Permit No. 7911-0320-00

Portion of 12215 – 96 Avenue (also known as 12217 - 96 Avenue) and Portion of 12229 – 96 Avenue

Authorized to draft: February 24, 2014

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

It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That the Mayor and Clerk be authorized to
 execute Development Permit No. 7911-0320-00 .

RES.R15-610

Carried

6. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2014, No. 18368"
 7914-0265-00 – Northern City Land Group Inc.
 c/o Citivest Consulting Ltd. (Roger Jawanda)
 Portion of 16990 Friesian Drive - A-1 and RA to RF – to allow subdivision into 5 single family RF lots and 1 split-zoned RF and A-1 remainder lot.

Approved by Council: December 15, 2014

Planning and Development advise (see memorandum dated April 7, 2015 in back-up) that parking concerns raised at the Regular Council – Public Hearing meeting of January 12, 2015, have been addressed as follows:

- A restrictive covenant will be registered on proposed Lots 1, 2 and 5 to increase the front yard setback from 7.5 metres to 12 metres to accommodate 2 additional parking spaces (for a total of 6) on each lot;

- A parking pad will be installed directly east and adjacent to the driveway on proposed Lot 6 to allow a total of 5 on-site parking spaces, as shown on the Engineering key plan and the lot grading plan and will be constructed as part of the Engineering Servicing Agreement; and
- Proposed Lots 3 and 4 will accommodate 4 on-site parking spaces, which is the minimum number of parking spaces required under the RF Zone.

It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2014, No. 18368" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R15-611

Carried

Development Permit No. 7914-0265-00
 16990 Friesian Drive

Authorized to draft: December 15, 2014

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

It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That the Mayor and Clerk be authorized to execute Development Permit No. 7914-0265-00.

RES.R15-612

Carried

7. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2014, No. 18246" 7913-0141-00 – Paramjit, Jaswinder and Jasbir Pabla and Surinder Gill c/o Citiwest Consulting Ltd. (Roger Jawanda)
 A-1 and RA to RF – Portion of 17030 Friesian Drive to subdivide into 6 single family lots and a remainder A-1 lot, which will remain in the ALR.

Approved by Council: June 23, 2014

It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2014, No. 18246" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R15-613

Carried

Development Variance Permit No. 7913-0141-00

Portion of 17030 Friesian Drive

Supported by Council: July 7, 2014

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

- (a) to reduce the minimum lot width of the RF Zone from 15 metres (50 ft.) to 14 metres (46 ft.) for proposed Lots 1, 2, 4, 5 and 6; and
- (b) to reduce the minimum lot area requirement of the A-1 Zone from 4 hectares (10 acres) to 0.7 hectare (1.8 acres) for proposed Lot 7.

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

It was

Moved by Councillor Gill

Seconded by Councillor Steele

That Development Variance Permit

No. 7913-0141-00 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.R15-614

Carried**Development Permit No. 7913-0141-00**

Portion of 17030 Friesian Drive

Authorized to draft: June 23, 2014

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

It was

Moved by Councillor Gill

Seconded by Councillor Steele

That the Mayor and Clerk be authorized to

execute Development Permit No. 7913-0141-00.

RES.R15-615

Carried

8. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2014, No. 18172"
7913-0056-00 – Guildford Church of The Nazarene
c/o Hub Engineering Inc. (Mike Kompter)
PA-2 to RF: Portion of 9012 – 160 Street - to subdivide into 2 single family lots and
a remainder church lot.

Approved by Council: February 24, 2014

It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2014, No. 18172" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.

RES.R15-616

Carried

Development Variance Permit No. 7913-0056-00

Portion of 9012 – 160 Street

Supported by Council: March 10, 2014

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

- (a) in Section C.4 of Part 5 Off-Street Parking and Unloading, the total combined parking requirements for a Church use and Child Care Centre use are reduced from 163 to 103 parking spaces for the existing 2,061-square metre (22,190 sq.ft.) church facility and child care centre with 4 full-time equivalent employees on proposed Lot 1.

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

It was Moved by Councillor Gill
Seconded by Councillor Steele
That Development Variance Permit
No. 7913-0056-00 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.R15-617

Carried

PERMIT APPROVALS

9. **Development Variance Permit No. 7910-0061-00**
 The Semiahmoo Foundation, c/o Marcon Developments Ltd. (Ben Cooper)
 2359 and 2353 – 153A Street, 2350 and 2360 – 153 Street
 To permit the development of a four storey apartment Structure

Supported by Council: July 21, 2014

Planning and Development advise (See memorandum dated April 9, 2015 in back up) that the associated Bylaws to this application were granted final adoption on March 23, 2015. Council is requested to consider issuance of the outstanding permits to this application.

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

- (a) Table C-6 of Part 5 "Parking Requirements for Residential Uses", the required parking for this Non-Ground Oriented Multiple Unit Residential Buildings (Apartments) is reduced from 111 to 82 on-site parking spaces.

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

It was
 Moved by Councillor Gill
 Seconded by Councillor Steele
 That Development Variance Permit
 No. 7910-0061-00 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.R15-618

Carried

Development Permit No. 7910-0061-00
 2359 and 2353 – 153A Street, 2350 and 2360 – 153 Street

Authorized to draft: July 7, 2014

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

It was
 Moved by Councillor Gill
 Seconded by Councillor Steele
 That the Mayor and Clerk be authorized to
 execute Development Permit No. 7910-0061-00.

RES.R15-619

Carried

APPLICATIONS/BY-LAWS/PERMITS TO BE CLOSED

10. **Application No. 7912-0001-00**
7627, 7643, 7659, 7673, 7695, 7699 and 7705 - 148 Street

Planning and Development advise (see memorandum dated March 27, 2015 in back-up) that the application be closed. Some of the applicants have requested that their properties be removed from the application. A registered letter was sent to the applicants advising that unless outstanding requirements were addressed within 30 days the file would be closed. The applicants have not responded.

It was

Moved by Councillor Villeneuve
Seconded by Councillor Gill
That Council close Application

No. 7912-0001-00 and file "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2014, No. 18188" and "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2014, No. 18189".

RES.R15-620

Carried

11. **Application No. 7909-0250-00**
17690 - 12 Avenue

Planning and Development advise (see memorandum dated March 27, 2015 in back-up) that the file has been inactive for over 50 months, and the applicant has requested that the file be closed.

It was

Moved by Councillor Martin
Seconded by Councillor Gill
That Council close Application

No. 7909-0250-00.

RES.R15-621

Carried

12. **Application No. 7905-0245-00**
15611, 15619, 15641, 15659, 15673, 15689 - 104 Avenue, 10432, 10458, 10472, 10482 - 156 Street, 15644, 15658, 15672 - 104A Avenue, 10441 and 10473 - 157 Street, Portion of 10492 - 156 Street, Portion of 10491 - 157 Street, Portions of Lane, Portion of 104A Avenue.

Planning and Development advise (see memorandum dated March 16, 2015 in back-up) that the application be closed. Council denied third readings on May 8, 2006; however, bylaws were not filed.

It was Moved by Councillor Martin
 Seconded by Councillor Gill
 That Council close Application
 No. 7905-0245-00 and file "Surrey Zoning By-law, 1993, No. 12000, Amendment
 By-law, 2006, No. 15993" and "Surrey Zoning By-law, 1993, No. 12000, Amendment
 By-law, 2006, No. 15994".

RES.R15-622

Carried

I. CLERKS REPORT

J. OTHER BUSINESS

1. **7914-0169-00**
2128 - 152 Street
Oleg Verbenkov, Pacific Land Resource Group / Georgian Properties Ltd
 Temporary Use Permit
*in order to allow a temporary surface parking lot for 76 under-weight vehicles for a
 period not to exceed 3 years.*

Application No. 7914-0169-00 was denied at Land Use meeting of March 23, 2015.

Councillor Hayne requested staff to bring this application back to Council with a view to reconsidering the issuance of this Temporary Use Permit.

K. ADJOURNMENT

It was Moved by Councillor Martin
 Seconded by Councillor Steele
 That the April 13, 2015 Regular Council –


Land Use meeting be adjourned.

RES.R15-623

Carried

The Regular Council - Land Use meeting adjourned at 6:18 p.m.

Certified correct:



 Jane Sullivan, City Clerk



 Mayor Linda Hepner