

Present:Mayor Hepner
Councillor Gill
Councillor Hayne
Councillor LeFranc
Councillor Starchuk
Councillor Steele
Councillor Villeneuve
Councillor Woods**Absent:**

Councillor Martin

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. 7913-0247-00****3625 - 176 Street****Kevin (Kuljinder) Buttar / Surinder K Buttar / Baljinder S Buttar**

Development Variance Permit

To increase the maximum setback of the farm residential footprint in order to permit the construction of an additional single family dwelling.

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

It was

Moved by Councillor Gill

Seconded by Councillor Steele

That Council approve Development Variance

Permit No. 7913-0247-00 varying the following, to proceed to Public Notification:

- (a) to increase the maximum setback from the front lot line of the A-1 Zone for a single family dwelling from 50 metres (164 ft.) to 67 metres (220 ft.); and
- (b) to increase the maximum depth of the farm residential footprint of the A-1 Zone from 60 metres (197 ft.) to 70 metres (230 ft.)

RES.R15-691

Carried

2. 7914-0316-00
3084 - 188 Street
3188 - 188 Street
Oleg Verbenkov / Pacific Land Group / Never Idle Holdings Ltd /
464676 BC Ltd **Director Information:** Richard Scheves / Stan Scheves /
Officer Information as at February 9, 2015: Richard Scheves (President) /
Stan Scheves (Secretary)
Rezoning a portion of the site from A-2 to IB-1 / Development Permit /
Development Variance Permit
*To permit the development of a 20,118 m2 addition to the existing warehouse at 3188-
188 Street. A DVP is needed to vary the off-street parking requirement.*

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 a portion of the subject site in Planning Application No. 7914-0316-00 from "Intensive Agriculture Zone (A-2)" to "Business Park 1 Zone (IB-1)" and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7914-0316-00 generally in accordance with the attached drawings (Appendix II).
3. Council approve Development Variance Permit No. 7914-0316-00 varying the following, to proceed to Public Notification: to reduce the minimum number of on-site parking spaces from 400 to 148.
4. Development Variance Permit (DVP) No. 7910-0144-00 be removed from the properties upon issuance of DVP No. 7914-0326-00.
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 an acceptable tree survey and a statement regarding tree preservation;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;

- (e) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
- (f) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
- (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; and
- (i) registration of Section 219 Restrictive Covenant to require the full parking requirements should the use change in the future.

RES.R15-692

Carried

It was

Moved by Councillor Gill

Seconded by Councillor Steele

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

Amendment Bylaw, 2015, No. 18443" pass its first reading.

RES.R15-693

Carried

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

It was

Moved by Councillor Gill

Seconded by Councillor Steele

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

Amendment Bylaw, 2015, No. 18443" pass its second reading.

RES.R15-694

Carried

It was then

Moved by Councillor Gill

Seconded by Councillor Steele

That the Public Hearing on "Surrey Zoning

Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18443" be held at the City Hall on May 11, 2015, at 7:00 p.m.

RES.R15-695

Carried3. **7915-0071-00****16507 - 40 Avenue**

Charnjit Grewal / Charnjit Grewal

Development Variance Permit*To vary the maximum setback of a single family dwelling and the maximum depth of the farm residential footprint in the "General Agriculture (A-1) Zone".*

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

It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That Council approve Development Variance
 Permit No. 7915-0071-00 varying the following, to proceed to Public Notification:

- (a) to increase the maximum setback of all portions of a single family dwelling from the front lot line in the A-1 Zone from 50 metres (164 ft.) to 90 metres (295 ft.); and
- (b) to increase the maximum depth of the farm residential footprint from the front lot line in the A-1 Zone from 60 metres (197 ft.) to 100 metres (328 ft.).

RES.R15-696

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

4. **7915-0097-00**
14257 - 66 Avenue
Slawomir Kolczynski / Barbara Kolczynska / Slawomir Kolczynski
 Development Variance Permit
To relax the minimum allowable side and rear yard setbacks to retain an existing shed.

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

It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That Council approve Development Variance
 Permit No. 7915-0097-00 varying the following, to proceed to Public Notification:

- (a) to reduce the minimum side yard setback of an accessory building from 1.0 m (3 ft.) to 0.6 m (2 ft.); and
- (b) to reduce the minimum rear yard setback of an accessory building from 1.8 m (6 ft.) to 1.0 m (3 ft.).

RES.R15-697

Carried

SOUTH SURREY

5. **7914-0366-00**
17287 - o Avenue
Mike Helle, Coastland Engineering & Surveying Ltd. / Kenneth I Drummond
 Development Variance Permit
To increase maximum lot coverage to permit the retention of existing accessory buildings.

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

It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That Council approve Development Variance

Permit No. 7914-0366-00 to increase the maximum lot coverage of the RF Zone from 30% to 33.7%, to proceed to Public Notification.

RES.R15-698

Carried

6. **7914-0253-00**
15687 - Mountain View Drive
15715 - Mountain View Drive
15737 - Mountain View Drive
Ted Dawson / Dawson & Sawyer Properties / Shi H Kim / Jin H Kim /
Joginder S Kahlon / Kukhpal S Kahlon / Gurjit K Kahlon / David G Downing
 NCP Amendment from "Cluster Housing (6-8 upa)" to "Townhouses 15 upa max" and "Single Family Small Lots" / Rezoning from RA to CD (based on RM-15) and RF-12 / Development Permit
To permit the development of a 34-unit townhouse project and 9 single family small lots.

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

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

1. a Bylaw be introduced to rezone:
 - (a) Block A shown on the survey plan attached in Appendix II to Planning Application No. 7914-0253-00 from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)";
 - (b) Block B shown on the survey plan attached in Appendix II from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)"; and

- (c) Block C shown on the survey plan attached in Appendix II from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)";

and a date be set for Public Hearing.

- 2. a By-law be introduced to rezone:

- (a) Block D shown on the survey plan attached in Appendix II from "One-Acre Residential Zone (RA)" to "Single Family Residential (12) Zone (RF-12)";
- (b) Block E shown on the survey plan attached in Appendix II from "One-Acre Residential Zone (RA)" to "Single Family Residential (12) Zone (RF-12)";
- (c) Block F shown on the survey plan attached in Appendix II from "One-Acre Residential Zone (RA)" to "Single Family Residential (12) Zone (RF-12)";
- (d) Block G shown on the survey plan attached in Appendix II from "One-Acre Residential Zone (RA)" to "Single Family Residential (12) Zone (RF-12)"; and

and a date be set for Public Hearing.

- 3. Council authorize staff to draft Development Permit No. 7914-0253-00 generally in accordance with the attached drawings (Appendix II).

- 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) 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) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture;
- (g) the applicant adequately address the impact of reduced indoor amenity space; and
- (h) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department.

5. Council pass a resolution to amend North Grandview Heights NCP to redesignate the proposed townhouse portion of the site from "Cluster Housing (6-8 upa)" to "Townhouses 15 upa max" and the proposed single family portion of the site to "Single Family Small Lots" when the project is considered for final adoption.

RES.R15-699

Carried

It was

Moved by Councillor Gill
 Seconded by Councillor Steele
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2015, No. 18444" pass its first reading.

RES.R15-700

Carried

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

It was

Moved by Councillor Gill
 Seconded by Councillor Steele
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2015, No. 18444" pass its second reading.

RES.R15-701

Carried

It was then

Moved by Councillor Gill
 Seconded by Councillor Steele
 That the Public Hearing on "Surrey Zoning
 Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18444" be held at the City
 Hall on Monday, May 11, 2015, at 7:00 p.m.

RES.R15-702

Carried

It was

Moved by Councillor Gill
 Seconded by Councillor Steele
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2015, No. 18445" pass its first reading.

RES.R15-703

Carried

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

- RES.R15-704 It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2015, No. 18445" pass its second reading.
Carried
- RES.R15-705 It was then Moved by Councillor Gill
Seconded by Councillor Hayne
That the Public Hearing on "Surrey Zoning
Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18445" be held at the City
Hall on Monday, May 11, 2015, at 7:00 p.m.
Carried

COMMERCIAL/INDUSTRIAL/AGRICULTURAL

CLOVERDALE/CLAYTON

7. **7915-0077-00**
18954 - 54 Avenue
Avril Wright / City of Surrey Realty Services Div. / City of Surrey
OCP Amendment from Urban to Industrial / Rezoning from RF to IL
To facilitate a lot consolidation with the property to the east which is proposed for industrial uses.

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

- It was Moved by Councillor Gill
Seconded by Councillor Steele
That:
1. a By-law be introduced to amend the OCP by re-designating the subject site in Planning Application No. 7915-0077-00 from Urban to Industrial 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 "Single Family Residential Zone (RF)" to "Light Impact Industrial Zone (IL)" and a date be set for Public Hearing.
 4. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) submission of a subdivision layout to the satisfaction of the Approving Officer; and

- (b) approval from the Ministry of Transportation & Infrastructure.
RES.R15-706 Carried
- It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Official Community Plan Bylaw,
2013, No. 18020, Amendment Bylaw, 2015, No. 18447" pass its first reading.
RES.R15-707 Carried
- The said By-law was then read for the second time.
- It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Official Community Plan Bylaw,
2013, No. 18020, Amendment Bylaw, 2015, No. 18447" pass its second reading.
RES.R15-708 Carried
- It was then Moved by Councillor Gill
Seconded by Councillor Steele
That the Public Hearing on "Surrey Official
Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2015, No. 18447" be
held at the City Hall on Monday, May 11, 2015, at 7:00 p.m.
RES.R15-709 Carried
- It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2015, No. 18448" pass its first reading.
RES.R15-710 Carried
- The said By-law was then read for the second time.
- It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2015, No. 18448" pass its second reading.
RES.R15-711 Carried
- It was then Moved by Councillor Gill
Seconded by Councillor Steele
That the Public Hearing on "Surrey Zoning
Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18448" be held at the City
Hall on Monday, May 11, 2015, at 7:00 p.m.
RES.R15-712 Carried

8. 7914-0276-00
16780 - 64 Avenue
Rebecca Hardin, Rising Tide Consultants Ltd. / 581947 B.C. Ltd.
Director Information: Amrik Singh / Sukhwinder Singh /
Officer Information as at March 19, 2014: Amrik Singh (President) /
Sukhwinder Singh (Secretary)
Amend CD By-law No. 17674
To permit a licensee retail store (private liquor store) in an existing commercial building.

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

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

1. a By-law be introduced to amend Comprehensive Development By-law No. 17674 and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issue prior to final adoption:
 - (a) the applicant enter into a "Good Neighbour Agreement" for the proposed Licensee Retail Store (private liquor store).

RES.R15-713

Carried

It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2012, No. 17674, Amendment Bylaw, 2015, No. 18449" pass its first reading.

RES.R15-714

Carried

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

It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2012, No. 17674, Amendment Bylaw, 2015, No. 18449" pass its second reading.

RES.R15-715

Carried

It was then Moved by Councillor Gill
Seconded by Councillor Steele
That the Public Hearing on "Surrey Zoning
Bylaw, 1993, No. 12000, Amendment Bylaw, 2012, No. 17674, Amendment Bylaw,
2015, No. 18449" be held at the City Hall on Monday, May 11, 2015, at 7:00 p.m.

RES.R15-716

Carried

RESIDENTIAL/INSTITUTIONALFLEETWOOD/GUILDFORD

9. 7913-0296-00
14922 - Fraser Highway
Gerry Blonski, Gerry Blonski Architect / Sana R. Khawaja
Rezoning from C-4 to RM-30 / Development Permit / Development Variance Permit
To permit the development of four (4) townhouse units.

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. 7913-0296-00 from "Local Commercial Zone (C-4)" to "Multiple Residential 30 Zone (RM-30)" and a date be set for Public Hearing.
2. Council approve the applicant's request to eliminate the required indoor amenity space.
3. Council approve the applicant's request to eliminate the required outdoor amenity space.
4. Council authorize staff to draft Development Permit No. 7913-0296-00 generally in accordance with the attached drawings (Appendix II).
5. Council approve Development Variance Permit No. 7913-0296-00 varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum north front yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 5.5 metres (18 ft.) for the building face and 3.5 metres (11 ft.) for the porch columns of Building A;
 - (b) to reduce the minimum south rear yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) for the building face and 3.0 metres (10 ft.) for the porch / deck columns of Building B;
 - (c) to reduce the minimum west side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) for the building faces of Buildings A and B;
 - (d) to reduce the minimum east side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.1 metres (10.5 ft.) and 3.6 metres (12 ft.) for the building faces of Buildings A and B, respectively; and

- (e) to vary the parking requirements of the RM-30 Zone to allow one (1) visitor parking space to be located within the east side yard setback.
6. Council instruct staff to resolve the following issues prior to final adoption:
- (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (d) 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;
 - (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 Fraser Highway and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;
 - (g) the applicant adequately address the impact of no indoor amenity space; and
 - (h) the applicant adequately address the impact of no outdoor amenity space.

RES.R15-717

Carried

It was

Moved by Councillor Gill

Seconded by Councillor Steele

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

Amendment Bylaw, 2015, No. 18450" pass its first reading.

RES.R15-718

Carried

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

It was

Moved by Councillor Gill

Seconded by Councillor Steele

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

Amendment Bylaw, 2015, No. 18450" pass its second reading.

RES.R15-719

Carried

It was then Moved by Councillor Gill
 Seconded by Councillor Steele
 That the Public Hearing on "Surrey Zoning
 Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18450" be held at the City
 Hall on Monday, May 11, 2015, at 7:00 p.m.
 RES.R15-720 Carried

10. **7914-0357-00**
7690 - 155 Street
7666 - 155 Street
7644 - 155 Street
Mike Kompter, Hub Engineering Inc. / Ravinder Kumar / Mandeep Kumar /
Manjinder S Bains / Ajit S Birak / Patrick J McCarthy / Wendy McCarthy
 NCP Amendment from 1/4 Acre Gross Density (4 upa) to Low-Medium Density
 Cluster (5 upa) / Rezoning from RA to RF
*To allow subdivision into 12 single family lots, with one remnant lot for future
 consolidation.*

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. 7914-0357-00 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) 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) registration of a Section 219 Restrictive Covenant for "no build" on a
 portion of 7690 - 155 Street (proposed Lot 13) until future
 consolidation with the adjacent property (7706 - 155 St);

- (f) registration of a Section 219 Restrictive Covenant to advise the future owners of proposed Lots 1 to 12 of agricultural practices in the area;
- (g) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
- (h) the applicant address open space requirements of the Fleetwood Enclave Infill Area Concept Plan, to the satisfaction of the General Manager, Planning and Development; and
- (i) the applicant provide an additional community benefit to address the additional pressure that an amendment to the "Low-Medium Density Cluster (5 upa)" designation will have on the larger community.
3. Council pass a resolution to amend the Fleetwood Enclave Infill Area Concept Plan to redesignate the land from "1/4 Acre Gross Density 4 (upa)" to "Low-Medium Density Cluster (5 upa)" when the project is considered for final adoption.
- RES.R15-721 Carried
- It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2015, No. 18451" pass its first reading.
- RES.R15-722 Carried
- The said By-law was then read for the second time.
- It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2015, No. 18451" pass its second reading.
- RES.R15-723 Carried
- It was then Moved by Councillor Gill
Seconded by Councillor Steele
That the Public Hearing on "Surrey Zoning
Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18451" be held at the City Hall
on Monday, May 11, 2015, at 7:00 p.m.
- RES.R15-724 Carried

SOUTH SURREY

11. **7914-0349-00**
18226 - 20 Avenue
Clarence Arychuk, Hunter Laird Engineering Ltd. / Teresa C Shannon /
Kelly D Shannon

Development Variance Permit

To vary the Subdivision and Development By-law to allow on-site sewage disposal systems on lots smaller than 0.81 ha (2 acres) in order to allow subdivision into 4 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 Steele
That:

1. Council approve Development Variance Permit No. 7914-0349-00 varying the following, to proceed to Public Notification:
 - (a) to allow septic field type sewage disposal systems on lots smaller than 0.81 ha (2 acres).
2. Council instruct staff to resolve the following issues prior to final approval:
 - (a) the applicant must provide on-site sewage disposal system for each proposed lot, subject to the approval of the Approving Officer.

RES.R15-725

Carried**C. ITEMS REFERRED BACK****RESIDENTIAL/INSTITUTIONAL****NEWTON**

1. **7913-0137-00**
13746 - 63A Avenue
Gurprit Hans / Gurprit Hans
Rezoning from RH-G to CD (based on CCR)
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 approval of the recommendations outlined in his report.

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

1. a Bylaw be introduced to rezone the subject site in Development Application No. 7913-137-00 from "Half-Acre Gross Density Residential Zone (RH-G)" to "Comprehensive Development Zone (CD)" 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 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) submission of building permit drawings that satisfactorily address Building Code requirements for child care centres.

RES.R15-726

Carried

It was

Moved by Councillor Gill

Seconded by Councillor Steele

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

Amendment Bylaw, 2015, No. 18446" pass its first reading.

RES.R15-727

Carried

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

It was

Moved by Councillor Gill

Seconded by Councillor Steele

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

Amendment Bylaw, 2015, No. 18446" pass its second reading.

RES.R15-728

Carried

It was then

Moved by Councillor Gill

Seconded by Councillor Steele

That the Public Hearing on "Surrey Zoning

Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18446" be held at the City Hall on Monday, May 11, 2015, at 7:00 p.m.

RES.R15-729

Carried**SOUTH SURREY****2. 7911-0223-01****16636 - 32 Avenue / 16686 - 32 Avenue / 16664 - 32 Avenue****16722 - 32 Avenue / 2979 - 168 Street / 3047 - 168 Street / 3005 - 168 Street****Alison Davies, Grandview Joint Venture / April Creek Developments Ltd /****Alison Sanghe / Sukhwinder Sanghe**

Development Variance Permit

To vary front and side yard setbacks to preserve trees and to allow for larger homes on 3 narrower 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 Steele
That:

1. Council approve Development Variance Permit No. 7911-0223-01 varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum front yard setback of the "Comprehensive Development Zone (CD)" from 7.5 metres (25 ft.) to 6 metres (20 ft.) for proposed Lots 11, 23, 33, 34, 35, 36, 37 and 38;
 - (b) to reduce (1) minimum side yard setback of the "Comprehensive Development Zone (CD)" Zone from 3 metres (10 ft.) to 2 metres (6.5 ft.) for proposed Lots 11, 18, 22, 23, 25, 28 and 38;
 - (c) to reduce (1) minimum side yard setback of the "Comprehensive Development Zone (CD)" Zone from 3 metres (10 ft.) to 1.2 metres (4 ft.) for proposed Lot 19; and
 - (d) to reduce the minimum side yard flanking street setback of the "Comprehensive Development Zone (CD)" from 7.5 metres (25 feet) to 4 metres (13 feet) for proposed Lots 3, 26 and 38.

RES.R15-730

Carried

3. **7914-0037-00**
2421 - 164 Street
16349 - 24 Avenue
Wojciech Grzybowicz, WG Architecture Inc / IK Homes Inc.
NCP Amendment from 10-15 upa Medium Density to 20-30 upa Medium-High Density / Rezoning from RA to RM-30 / Development Permit / Development Variance Permit
To permit the development of a 40 unit townhouse development

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

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

1. a date be set for another Public Hearing for "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2014, No. 18375", to rezone the site from "One-Acre Residential Zone (RA)" to "Multiple Residential (30) Zone (RM-30)".

2. Council authorize staff to draft Development Permit No. 7914-0037-00 generally in accordance with the attached drawings (Appendix II).
3. Council approve Development Variance Permit No. 7914-0037-00 varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum south setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.5 metres (14.7 ft.);
 - (b) to reduce the minimum east setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.5 metres (11.5 ft.);
 - (c) to reduce the minimum west setback of the RM-30 Zone from 7.5 metres (25 ft.) to 7.0 metres (23 ft.) and 4.76 metres (15.6 ft.); and
 - (d) to reduce the minimum north setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) and 5.0 metres (16 ft.).
4. in addition to the issues previously required to be resolved prior to final adoption (Regular Council – Land Use meeting, December 15, 2014, Resolution R14-2192), Council instruct staff to resolve the following issues prior to final adoption
 - (a) registration of a Section 219 Covenant which indicates that notwithstanding the existing access easements which permit access through the Azure East and Abbey Road townhouse complexes, access other than emergency, pedestrian and cycling is not permitted without the consent of the City and the Azure East and Abbey Road stratas with a majority vote taken in accordance with the *Strata Property Act*.
 - (b) registration of an access easement over the subject site in favour of the Abbey Road townhouse complex in order to meet the condition in the Abbey Road easement BB4031781.

RES.R15-731

Carried

It was

Moved by Councillor Gill

Seconded by Councillor Steele

That another Public Hearing on "Surrey

Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18375" be set for Monday, May 11, 2015 at the City Hall at 7:00 p.m.

RES.R15-732

Carried

Councillor Gill noted that the current version suggests that there is a right-in, right-out traffic pattern and that the number of units have been increased to 40.

Council asked for clarification from staff as to whether there was a requirement to hold another public hearing. Staff, in response, noted that any change in density requires a new Public Hearing.

D. CORPORATE REPORTS

E. DELEGATIONS

F. CORRESPONDENCE

G. NOTICE OF MOTION

H. BYLAWS AND PERMITS

BYLAW READINGS

1. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Text Amendment Bylaw, 2015, No. 18423"
3900-20-18423 – Regulatory Text Amendment
"Surrey Official Community Plan Bylaw, 2013, No. 18020" as amended is further amended throughout to incorporate minor adjustments and policy clarifications required for the use of the Bylaw.

Approved by Council: March 23, 2015
Corporate Report Item No. 2015-R049

It was

Moved by Councillor Gill

Seconded by Councillor Steele

That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Text Amendment Bylaw, 2015, No. 18423" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R15-733

Carried

2. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2014, No. 18310"
7914-0142-00 – Landstar Properties Ltd.
c/o Aplin & Martin Consultants Ltd.
RF to RF-10 and RF-12 – 17372 and 17384 – 2 Avenue -to subdivide into 7 single family small lots.

Approved by Council: September 29, 2014

Note: Change in ownership

It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2014, No. 18310" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.
RES.R15-734 Carried

3. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2013, No. 18090"
7912-0319-00 – Parmdip Johal, Parveen Johal, Amerpaul Dhillon, Jagdeep Johal,
Inderdeep Pannu c/o Pacific Land Resource Group Inc. (Brent Tedford)
A-1 to CD: 16062 – 103 Avenue - to permit subdivision into 12 small suburban
residential lots.

Approved by Council: October 7, 2013

Planning and Development advise (see memorandum dated April 22, 2015 in
back-up) that conditions regarding water pressure and stormwater infiltration
concerns have been addressed by Engineering (see memorandum dated
December 3, 2013 in back-up). In addition, landscaping and sidewalk construction
conditions have been satisfactorily resolved. It is in order for Council to grant final
adoption to the Bylaw.

It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2013, No. 18090" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.
RES.R15-735 Carried

4. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2014, No. 18247"
7913-0175-00 – 0949866 B.C. Ltd. c/o Hub Engineering Inc. (Mike Kompter)
RA to RF and RF-12 – 14034 and 14056 – 58A Avenue to subdivide into 16 lots.

Approved by Council: June 23, 2014

Planning and Development advise (see memorandum dated April 22, 2015 in
back-up) that staff have investigated the possibility of additional tree retention.
Given the location of servicing, proposed roads and building footprints, it was
determined that it is not feasible to retain additional trees without having
substantial negative impacts on the buildable areas of the proposed lots. Council is
requested to grant final adoption to the Bylaw.

It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2014, No. 18247" be finally adopted, signed by the Mayor and
 Clerk, and sealed with the Corporate Seal.
 RES.R15-736 Carried

BYLAWS WITH PERMITS

5. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2013, No.17947"
 7907-0205-00 – 0948570 B.C. Ltd. c/o Pacific Land Resource Group Inc.
 (Brent Tedford)
 RA to RM-30 - 14010 – 64 Avenue - to permit the development of nine (9)
 townhouse units.

Approved by Council: May 27, 2013

It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That Council amend the South Newton
 Neighbourhood Concept Plan to redesignate the portion of the land designated
 "Townhouses (15 upa max)" to "Townhouses (25 upa max)."
 RES.R15-737 Carried

It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment By-law, 2013, No. 17947" be finally adopted, signed by the Mayor and
 Clerk, and sealed with the Corporate Seal.
 RES.R15-738 Carried

Development Variance Permit No. 7907-0205-00 14010 – 64 Avenue

Supported by Council: June 17, 2013

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

- (a) In Section F. of Part 22 Multiple Residential₃₀ Zone (RM-30) the minimum front yard setback (64Avenue) of the RM-30 Zone is reduced from 7.5 metres (25ft.) to 6.10 metres (20ft.);
- (b) In Section F. of Part 22 Multiple Residential₃₀ Zone (RM-30) the minimum east side yard setback of the RM-30 Zone is reduced from 7.5 metres (25ft.) to 3.18 metres (10ft.);

- (c) In Section F. of Part 22 Multiple Residential₃₀ Zone (RM-30) the minimum west side yard setback (140 Street) of the RM-30 Zone is reduced from 7.5 metres (25ft.) to 3.24 metres (11 ft.);
- (d) In Section F. of Part 22 Multiple Residential₃₀ Zone (RM-30) the minimum rear yard setback of the RM-30 Zone is reduced from 7.5 metres (25ft.) to 2.96 metres (10ft.);
- (e) Sub-section H.3 of Part 22 Multiple Residential 30 Zone (RM-30) is varied to allow two (2) visitor parking spaces to be located within the east side yard setback, as shown on Schedule A;
- (f) In Sub-section H.5 (b) of Part 22 Multiple Residential 30 Zone (RM-30) the enclosure of tandem parking spaces is varied to allow one outside tandem parking space for each unit of Building 1, as shown on Schedule A; and
- (g) In Sub-section K.2 of Part 22 Multiple Residential 30 Zone (RM-30), the minimum lot size created through subdivision is reduced from 2,000 square metres (0.5 acre) to 1,556 square metres (0.38 acre).

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. 7907-0205-00 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.R15-739

Carried

Development Permit No. 7907-0205-00
 14010 – 64 Avenue

Authorized to draft: May 27, 2013

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. 7907-0205-00.

RES.R15-740

Carried

APPLICATIONS/BY-LAWS/PERMITS TO BE CLOSED

6. **Application No. 7912-0186-00**
3549 – 156 Street

Planning and Development advise (see memorandum dated April 20, 2015 in back-up) that the applicant has requested that the file be closed.

It was Moved by Councillor Gill
Seconded by Councillor Steele
That Council close Application

No. 7912-0186-00.

RES.R15-741

Carried

I. **CLERKS REPORT**

J. **OTHER BUSINESS**

1. **Temporary Use Permit Application No. 7914-0169-00**
Georgian Properties Ltd c/o Pacific Land Resource Group (Oleg Verbenkov)
2128 – 152 Street

To allow a temporary surface parking lot for the VW Dealership for 76 under-weight vehicles for a period not to exceed 3 years.

On March 23, 2015, staff presented Additional Planning Comments for Council consideration. This Application was subsequently denied. At the April 13, 2015 Regular Council – Land Use meeting a request was made by Council to bring Application No. 7914-0169-00 back for reconsideration.

It was Moved by Councillor Hayne
Seconded by Councillor Steele
That Council support the reconsideration of
Temporary Use Permit (TUP) Application No. 7914-0169-00.

RES.R15-742

Carried

Council requested that Temporary Use Permit (TUP) Application No. 7914-0169-00 be referred to the Regular Council Public Hearing on May 11, 2015 to allow members of the public an additional opportunity to speak to this TUP.

It was Moved by Councillor Hayne
Seconded by Councillor Steele
That a Public Hearing on Temporary Use
Permit Application No. 7914-0169-00 be held at the City Hall on Monday, May 11,
2015, at 7:00 p.m.

RES.R15-743

Carried

K. ADJOURNMENT

It was

Moved by Councillor Hayne
Seconded by Councillor Steele
That the April 27, 2015 Regular Council -


Land Use meeting be adjourned.

RES.R15-744


Carried

The Regular Council - Land Use meeting adjourned at 5:51 p.m.

Certified correct:



Jane Sullivan, City Clerk



Mayor Linda Hepner