

**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  
Current Planning Manager, North  
Current Planning Manager, South  
General Manager, Engineering  
General Manager, Finance and Technology  
General Manager, Human Resources  
General Manager, Parks, Recreation and Culture  
General Manager, Planning & Development  
Manager, Land Development, Engineering

**A. ADOPTION OF MINUTES****B. LAND USE APPLICATIONS****COMMERCIAL/INDUSTRIAL/AGRICULTURAL****CLOVERDALE/CLAYTON**

1. **7915-0081-00**  
**8307 - 188 Street**  
**Dave Melnychuk / Shirley Kools, Cornelis Kools**  
Development Variance Permit  
*to vary the farm residential footprint and setbacks of the A-1 Zone in order to construct a new single family dwelling and to bring an existing single family dwelling into compliance with the A-1 Zone.*

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

It was

Moved by Councillor Hayne

Seconded by Councillor Martin

That Council approve Development Variance

Permit No. 7915-0081-00, varying the following, to proceed to Public Notification:

- (a) to increase the maximum size of the farm residential footprint from 3,000 square metres (0.75 ac.) to 4,250 square metres (1.05 ac.);
- (b) to increase the maximum setback of a single family dwelling from the front lot line, from 50 metres (164 ft.) to 115 metres (377 ft.); and

- (c) to increase the maximum depth of the farm residential footprint from 60 metres (197 ft.) to 134 metres (440 ft.).

RES.R15-983

Carried**FLEETWOOD/GUILDFORD**

2. **7915-0107-00**  
**15146 - 100 Avenue**  
**Masato Hoshi, Denis Turco Architect Inc. / Guildford Towngate Investment Ltd.**  
 Development Permit  
*to permit new signage and exterior renovations to an existing restaurant.*

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 approve the applicant's request to vary the Sign By-law as described in Appendix II to Planning Application No. 7915-0107-00.
2. Council approve Development Permit No. 7915-0107-00 including a comprehensive sign design package and authorize the Mayor and Clerk to execute the Permit.

RES.R15-984

Carried

3. **7915-0082-00**  
**10209 - 152A Street**  
**10215 - 152A Street**  
**Alan Brown, Alan Brown Architect / Hamptons Park Holdings Inc., Inc. No. BC815067**  
 Rezoning a portion from RF to C-8 / Development Permit  
*to permit the development of a child care centre 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 Martin  
 That:

1. a By-law be introduced to rezone the southern subject property located at 10209 - 152A Street from "Single Family Residential Zone (RF)" to "Community Commercial Zone (C-8)" and a date be set for Public Hearing.

2. Council authorize staff to draft Development Permit No. 7915-0082-00 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 subdivision layout to the satisfaction of the Approving Officer;
  - (c) approval from the Ministry of Transportation & Infrastructure; and
  - (d) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department.

RES.R15-985

Carried

It was

Moved by Councillor Gill

Seconded by Councillor Martin

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

Amendment Bylaw, 2015, No. 18464" pass its first reading.

RES.R15-986

Carried

The said Bylaw 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. 18464" pass its second reading.

RES.R15-987

Carried

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. 18464" be held at the City Hall on June 29, 2015, at 7:00 p.m.

RES.R15-988

Carried**4. 7915-0008-00****10454 - 154A Street****Mr. Yatin Shah / Indravadan Shah**

Rezoning from RF to CD (based on CCR)

*to permit the operation of a child care centre for up to 24 children with no residence, within an existing single family dwelling.*



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

Mayor Hepner called for the Applicant to speak to the denial.

The Applicant noted that before the property was purchased they consulted with City Staff regarding the rezoning requirements and that the issues identified within the staff report were unclear.

The Applicant noted that there was no neighbourhood concern and there is a small number of children currently utilizing the facility; they are requesting to expand their operation by another 16 children.

The Applicant, in response to a question from Council noted that a Temporary Use Permit (TUP) was not feasible as it is only for three years and they are interested in pursuing a long-term solution.

It was Moved by Councillor Gill  
Seconded by Councillor Steele  
That Application 7915-0008-00 be denied.  
Carried

RES.R15-989

Mayor Hepner noted that this area is to be a high density zone and reiterated to the Applicant that pursuing a TUP is an option for the time being should they wish to explore it.

## NEWTON

5. **7915-0122-00**  
**14885 - 60 Avenue**  
**Douglas Johnson / Ekam 68 Project Ltd**  
Amend CD By-law No. 16776  
*to allow indoor recreational facilities as a permitted accessory use on a portion of the site.*

The Planning & Development Department recommends that a Bylaw be introduced to amend Comprehensive Development By-law No. 16776 and a date be set for Public Hearing.

It was Moved by Councillor Hayne  
Seconded by Councillor Gill  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2008, No. 16776, Amendment Bylaw, 2015, No. 18465" pass its  
first reading.

RES.R15-990

Carried

The said Bylaw then read for the second time.



- RES.R15-991 It was Moved by Councillor Hayne  
Seconded by Councillor Gill  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2008, No. 16776, Amendment Bylaw, 2015, No. 18465" pass its  
second reading. Carried
- RES.R15-992 It was then Moved by Councillor Hayne  
Seconded by Councillor Gill  
That the Public Hearing on "Surrey Zoning  
Bylaw, 1993, No. 12000, Amendment Bylaw, 2008, No. 16776, Amendment Bylaw,  
2015, No. 18465" be held at the City Hall on June 29, 2015, at 7:00 p.m. Carried

### SOUTH SURREY

6. **7915-0110-00**  
**3300 - 176 Street (Highway No. 15)**  
**Manpreet S. Johal / Manpreet S. Johal, Surinder S. Johal**  
Non-farm use under Section 20(3) of the ALC Act  
*to permit the construction of a duplex on a farm site within the ALR.*

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

- RES.R15-993 It was Moved by Councillor Villeneuve  
Seconded by Councillor Gill  
That Council refer Development Application  
No. 7915-0110-00 for non-farm use to the Agricultural Land Commission (ALC). Carried

7. **7915-0172-00**  
**18150 - 16 Avenue**  
**Asia Van Spronsen, 16 Avenue Greenhouses Ltd. / 16th Avenue Greenhouses Ltd.**  
Development Variance Permit  
*to relax the total minimum setback from the 16 Avenue centerline to permit the construction of a new greenhouse.*

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

It was Moved by Councillor Gill  
 Seconded by Councillor Hayne  
 That Council approve Development Variance  
 Permit No. 7915-0172-00 to relax Part 7 "Special Building Setbacks" of Surrey  
 Zoning By-law, No 12000, by reducing the minimum required setback from the  
 16 Avenue centreline from 48.5 metres (159 ft.) to 42.2 metres (138 ft.) for a new  
 greenhouse, to proceed to Public Notification.

RES.R15-994

CarriedSURREY CITY CENTRE/WHALLEY

8. **7915-0063-00**  
**9666 - King George Boulevard**  
**Ruth Mrav-Jankelowitz, Janks Design Group / Robco Enterprises Ltd.,**  
**Inc. No. BC952134, Yen Hoy Enterprises Ltd., Inc. No. 57024,**  
**Runnel Holdings Ltd., Inc. No. 333782**  
 Development Permit  
*to permit exterior new signage and renovations to an existing restaurant.*

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

It was Moved by Councillor Gill  
 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. 7915-0063-00.
2. Council approve Development Permit No. 7915-0063-00 including a comprehensive sign design package and authorize the Mayor and Clerk to execute the Permit.

RES.R15-995

CarriedRESIDENTIAL/INSTITUTIONALCLOVERDALE/CLAYTON

9. **7914-0311-00**  
**Portion of 19343 - 64 Avenue**  
**Ted Dawson, Dawson & Sawyer Developments Ltd. /**  
**Surrey 1628 Investments Ltd**  
 Rezoning of a portion from RA to RM-30  
 Development Permit / Development Variance Permit  
*to permit the development of thirty-one (31) 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 Villeneuve  
That:

1. a By-law be introduced to rezone the portion of the subject site in Planning Application No. 7914-0311-00, shown as Block A on the Survey Plan attached in Appendix II from "One-Acre Residential Zone (RA)" 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 authorize staff to draft Development Permit No. 7914-0311-00 generally in accordance with the attached drawings (Appendix II).
4. Council approve Development Variance Permit No. 7914-0311-00 varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum rear yard (north) setback of the RM-30 Zone for the principal building, from 7.5 metres (25 ft.) to 3.3 metres (11 ft.); and
  - (b) to reduce the minimum west side yard setback of the RM-30 Zone for the principal building from 7.5 metres (25 ft.) to 3.0 metres (10 ft.).
5. Council instruct staff to resolve the following issues prior 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) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
  - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;



- (g) registration of a Section 219 Restrictive Covenant to specifically identify the allowable tandem parking arrangement and to prohibit the conversion of the tandem parking spaces into livable space;
- (h) the applicant adequately address the impact of no indoor amenity space;
- (i) 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;
- (j) registration of a 2.7-metre (9 ft.) wide right-of-way for pedestrian access along the southern portion of the site to accommodate a public pathway; and
- (k) the applicant to enter into a monitoring and maintenance agreement for replanting in the riparian area as per City Policy No. P-15, to the satisfaction of the General Manager, Engineering and the General Manager, Parks, Recreation and Culture.

RES.R15-996

Carried

It was

Moved by Councillor Gill  
 Seconded by Councillor Villeneuve  
 That "Surrey Zoning Bylaw, 1993, No. 12000,

Amendment Bylaw, 2015, No. 18466" pass its first reading.

RES.R15-997

Carried

The said Bylaw 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. 18466" pass its second reading.

RES.R15-998

Carried

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. 18466" be held at the City Hall on June 29, 2015, at 7:00 p.m.

RES.R15-999

Carried

**FLEETWOOD/GUILDFORD**

10. **7912-0158-01**  
**14660 - 105A Avenue**  
**Maciej Dembek, Barnett Dembek Architects Inc. / Triple S Holdings Ltd.**  
 Development Variance Permit  
*to vary the amount of tandem parking permitted for an approved 29-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 Martin  
 That Council approve Development Variance Permit No. 7912-0158-01 to vary the maximum percentage of resident tandem parking spaces allowed in the RM-30 Zone from 50% to 100%, to proceed to Public Notification.

RES.R15-1000

Carried

11. **7914-0307-00**  
**16671 - 78 Avenue**  
**Mike Helle, Coastland Engineering & Surveying Ltd. / Ronald Anthony**  
 Rezoning from RA to RF and RH / Development Variance Permit  
*to allow subdivision with an adjoining RF lot, into 5 single family lots, 1 remnant lot, 1 lot for riparian protection purposes, and parkland.*

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

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

1. a By-law be introduced to rezone the portion of the subject site in Planning Application No. 7914-0307-00, shown as Block A on the Survey Plan attached as Appendix I, from "One-Acre Residential Zone (RA)" to "Half-Acre Residential Zone (RH)" and the portion of the subject site shown as Block B on the Survey Plan attached as Appendix I from "One-Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)", and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7914-0307-00 varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum east side yard setback of the RH Zone for the principal building from 4.5 metres (15 ft.) to 1.8 metres (6.0 ft.) on proposed Lot 6.

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 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) registration of a no build Restrictive Covenant to prohibit the construction of any new buildings or structures or building additions on proposed Lot 6 and to notify owners of future riparian area requirements; and
  - (f) removal of all accessory buildings located within the 5.0-metre (16.5-ft.) wide Streamside Protection & Enhancement Area (SPEA).

RES.R15-1001

Carried

It was

Moved by Councillor Gill

Seconded by Councillor Martin

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

Amendment Bylaw, 2015, No. 18467" pass its first reading.

RES.R15-1002

Carried

The said Bylaw 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. 18467" pass its second reading.

RES.R15-1003

Carried

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. 18467" be held at the City Hall on June 29, 2015, at 7:00 p.m.

RES.R15-1004

Carried



12. 7914-0011-00  
8009 - 152 Street  
8027 - 152 Street  
8055 - 152 Street  
Portion of 7929 - 152 Street  
Portions of 80 Avenue  
Michael Sanderson, Sanderson Planning Ltd. / Guildford Golf & Country Ltd  
OCP Amendment of a portion from Suburban to Urban  
Rezoning of portions from A-1 and CPG to RM-15 and A-1  
Development Permit / Development Variance Permit  
*to permit the development of approximately 59 townhouse units and two "hooked" parcels to be dedicated for riparian protection.*

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

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

1. a By-law be introduced to amend the OCP by redesignating the portion of the subject site in Planning Application No. 7914-0011-00, shown as Block A on the survey plan attached in Appendix I, from Suburban to Urban and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 879 of the Local Government Act.
3. a By-law be introduced to rezone the portion of the subject site shown as Block A on the Survey Plan attached as Appendix I from "General Agriculture Zone (A-1)" and "Golf Course Zone (CPG)" to "Multiple Residential 15 Zone (RM-15)" and the portions of the subject site shown as Blocks B and C on the Survey Plan from "Golf Course Zone (CPG)" to "General Agriculture Zone (A-1)" and a date be set for Public Hearing.
4. Council authorize referral of the proposed subdivision within the ALR, for the purpose of biodiversity conservation, to the Agricultural Land Commission.
5. Council approve the applicant's request to eliminate the required indoor amenity space.
6. Council authorize staff to draft Development Permit No. 7914-0011-00 generally in accordance with the attached drawings (Appendix II).

7. Council approve Development Variance Permit No. 7914-0011-00 varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum front, rear, east and west side yard setbacks of the RM-15 Zone from 7.5 metres (25 ft.) to varying distances ranging from 0.5 metre (1.5 ft.) to 7.0 metres (23 ft.) as outlined in Schedule A of the Development Variance Permit.
  
8. 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 the Environment in accordance with the Water Act;
  - (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) 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;
  - (h) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (i) completion of the road closure and acquisition of portions of unopened 80 Avenue;
  - (j) 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;
  - (k) registration of a reciprocal access easement to allow for shared access with the golf course property to the south (7929 - 152 Street);

- (l) registration of a 6.0-metre (20 ft.) wide statutory right-of-way for pedestrian access across a portion of the internal driveway within the site to accommodate a public pathway;
- (m) the applicant to enter into a P-15 agreement to permit habitat compensation works on lands to be conveyed to the City, to the satisfaction of the General Manager, Engineering and the General Manager, Parks, Recreation and Culture; and
- (n) the applicant adequately address the impact of no indoor amenity space.

RES.R15-1005

Carried

It was

Moved by Councillor Gill

Seconded by Councillor Hayne

That "Surrey Official Community Plan Bylaw,

2013, No. 18020, Amendment Bylaw, 2015, No. 18468" pass its first reading.

RES.R15-1006

Carried

The said Bylaw then read for the second time.

It was

Moved by Councillor Gill

Seconded by Councillor Hayne

That "Surrey Official Community Plan Bylaw,

2013, No. 18020, Amendment Bylaw, 2015, No. 18468" pass its second reading.

RES.R15-1007

Carried

It was then

Moved by Councillor Gill

Seconded by Councillor Hayne

That the Public Hearing on "Surrey Official

Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2015, No. 18468" be held at the City Hall on June 29, 2015, at 7:00 p.m.

RES.R15-1008

Carried

It was

Moved by Councillor Gill

Seconded by Councillor Hayne

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

Amendment Bylaw, 2015, No. 18469" pass its first reading.

RES.R15-1009

Carried

The said Bylaw then read for the second time.

It was

Moved by Councillor Gill

Seconded by Councillor Hayne

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

Amendment Bylaw, 2015, No. 18469" pass its second reading.

RES.R15-1010

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. 18469" be held at the City  
 Hall on June 29, 2015, at 7:00 p.m.

RES.R15-1011 Carried

NEWTON

13. **7913-0036-01**  
**14555 - 68 Avenue**  
**Colin A. Hogan, Focus Architecture Incorporated / Lakewood Hyland**  
**Developments Ltd**  
 Development Variance Permit  
*to vary the amount of tandem parking permitted for approved 119-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 Hayne  
 That Council approve Development Variance  
 Permit No. 7913-0036-01 to vary the maximum percentage of resident tandem  
 parking spaces allowed in the RM-30 Zone from 50% to 76%, to proceed to Public  
 Notification.

RES.R15-1012 Carried

14. **7914-0200-00**  
**5846 - King George Blvd**  
**Avnash Banwait, Mainland Eng(2007) Corp. / 1004673 BC Ltd**  
**Director Information: Rupinder Bhinder**  
**No Officer Information Filed**

Rezoning from RA to RF-12  
 NCP Amendment from "Single Family Residential" to "Single Family Small Lots"  
*to allow subdivision into two (2) single family RF-12 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 Hayne  
 That:

1. a By-law be introduced to rezone the subject site in Planning Application No. 7914-0200-00 from "One-Acre Residential Zone (RA)" to "Single Family Residential (12) Zone (RF-12)" 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; and
  - (e) registration of a Section 219 Restrictive Covenant for "no build" within the 3 metre (10 ft.) landscape buffer along King George Boulevard.
3. Council pass a resolution to amend the South Newton Neighbourhood Concept Plan to re-designate a portion of the land from "Single Family Residential" to "Single Family Small Lots" when the project is considered for final adoption.

RES.R15-1013

Carried

It was

Moved by Councillor Gill

Seconded by Councillor Hayne

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

Amendment Bylaw, 2015, No. 18470" pass its first reading.

RES.R15-1014

Carried

The said Bylaw then read for the second time.

It was

Moved by Councillor Gill

Seconded by Councillor Hayne

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

Amendment Bylaw, 2015, No. 18470" pass its second reading.

RES.R15-1015

Carried

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. 18470" be held at the City Hall on June 29, 2015, at 7:00 p.m.

RES.R15-1016

Carried

SOUTH SURREY

15. 7912-0093-01  
2552 - 156 Street  
Lance Barnett, Barnett Dembeck Architect Inc. / Pavilion Homes  
(Paxton) Inc.  
Development Variance Permit  
*to vary the amount of tandem parking permitted for an approved 25-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 Council approve Development Variance  
Permit No. 7912-0093-01 to vary the maximum percentage of resident tandem parking spaces allowed in the RM-30 Zone from 50% to 64%, to proceed to Public Notification.

RES.R15-1017

Carried

SURREY CITY CENTRE/WHALLEY

16. 7914-0008-00  
10543 - 127 Street  
Sunny Sandher, Citiwest Consulting Ltd. / 697122 BC Ltd.  
**Director Information:** Kalvinder S. Bassi, Pranpal Dhaliwal, Jasvir Manget, Amarjit Singh Toor  
**Officer Information as at June 9, 2010:** Kalvinder S. Bassi (President), Jasvir Mangat (Secretary)  
Development Variance Permit  
*to vary the front and side yard setbacks of the RF Zone to allow for greater tree retention and the construction of standard-sized single family dwellings on two (2) proposed 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. 7914-0008-00 varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum south side yard setback of the RF Zone from 1.8 metres (6 ft.) to 1.2 metres (4 ft.) for the principal building on proposed Lot 1; and



- (b) to reduce the minimum front yard setback of the RF Zone from 7.5 metres (25 ft.) to 1.8 metres (6 ft.) for the principal building on proposed Lot 2.
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 subdivision layout to the satisfaction of the Approving Officer.

RES.R15-1018

Carried

Councillor Villeneuve noted that correspondence was received from a resident expressing concern regarding the potential negative impact this development may pose to her adjacent property relative to drainage. Staff, in response clarified that the subject variance requested was to assist with tree retention and that the proposed subdivision is consistent within the Neighbourhood Concept Plan (NCP). Staff further noted that the Applicant will be advised to contact the concerned neighbour to mitigate concerns.

## COMMERCIAL/INDUSTRIAL/AGRICULTURAL

### FLEETWOOD/GUILDFORD

17. **7914-0303-00**  
**18940 - 94 Avenue**  
**Matthew McDonagh / Performance Mall Properties Ltd**  
 Development Variance Permit  
*to increase the maximum height of a free-standing telecommunication tower from 12 metres (40 ft.) to 41 metres (135 ft.).*

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

It was Moved by Councillor Hayne  
 Seconded by Councillor Steele  
 That Application No. 7914-0303-00 be referred back to staff to explore the design of a "Flush Mounted" pole.

RES.R15-1019

Carried

Mayor Hepner called for the Applicant to speak to the denial.

The Applicant noted that the proposal is on behalf of Rogers Wireless and Telus Corp. and that the proposed tower is located on industrial zone land. The Applicant has completed the public notification process and only received one response. With respect to making the tower more appealing, a flush mounted monopole antenna could be installed. The Flush Mount Monopole is a step-

tapered pole on which antennas can be flush-mounted. It has a small footprint, making it ideal for heavy-density or smaller sites.

Council requested clarification if "flush mounting" the antenna would change the position of staff. Staff noted that Council could refer the application back to staff and it could be reviewed accordingly.

## RESIDENTIAL/INSTITUTIONAL

### CLOVERDALE/CLAYTON

18. **7914-0352-00**  
**16900 - 64 Avenue**  
**Tawny Verigin, Cypress Land Services Inc. / City of Surrey**  
 Development Variance Permit

*to increase the height of three (3) free-standing telecommunication towers from 12 metres (40 ft.) to 30 metres (98 ft.).*

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

It was Moved by Councillor Gill  
 Seconded by Councillor Hayne  
 That Council approve Development Variance Permit No. 7914-0352-00 to vary the Zoning By-law to increase the maximum height of three (3) free-standing telecommunication towers from 12 metres (40 ft.) to 30 metres (98 ft.), to proceed to Public Notification.

RES.R15-1020

Carried

19. **7912-0098-01**  
**7311 - 196 Street**  
**7292 - 195A Street**  
**Mike Kompter, Hub Engineering Inc. / Evershine Land Group Inc.,**  
**Sukhdev Grewal**  
 Development Variance Permit

*to vary the amount of tandem parking permitted for a proposed 9-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 Hayne  
That Council approve Development Variance  
Permit No. 7912-0098-01 to vary the maximum percentage of resident tandem  
parking spaces allowed in the RM-30 Zone from 50% to 89%, to proceed to Public  
Notification.

RES.R15-1021

CarriedNEWTON

20. **7915-0136-00**  
**12243 - Southpark Crescent**  
**Ravideep Gill, / Ravideep Gill, Jeffrey A Douglas**  
Development Variance Permit  
*to increase the maximum lot coverage and reduce the minimum rear yard setback of  
the RF-G Zone to permit the retention of an existing deck.*

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

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

1. The Planning & Development Department recommends that Council  
approve Development Variance Permit No. 7915-0136-00 varying the  
following, to proceed to Public Notification:
  - (a) to increase the maximum lot coverage for the RF-G Zone from 45%  
to 48%; and
  - (b) to reduce the minimum rear yard setback of the RF-G Zone from  
7.5 metres (24 ft.) to 1.57 metres (5 ft.).
2. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) registration of a Section 219 Covenant to prohibit any building  
additions, or alterations and in the event that the house or  
accessory buildings are destroyed or demolished, that new  
construction be subject to the maximum lot coverage and  
minimum setback requirements of the RF-G zone.

RES.R15-1022

Carried



RESIDENTIAL/INSTITUTIONALSURREY CITY CENTRE/WHALLEY

21. 7915-0114-00  
 9525 - King George Blvd  
 Bob Dominick, Weststone Group / WestStone One King George Developments Ltd., WestStone Two King George Developments Ltd., WestStone Three King George Developments Ltd.  
 OCP Amendment for a portion from Multiple Residential to Central Business District / Rezoning from CTA to CD (based upon RM-70, RMS-2 and C-35)  
 Development Permit  
*to permit the development of two, 6-storey apartment buildings and a 12-storey mixed-use care facility and office building.*

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

It was referred back to staff to more fully detail the Transition Plan and Residential Relocation Program Provisions for the tenants of the manufactured home park currently at this location.

Moved by Councillor Gill  
 Seconded by Councillor Villeneuve  
 That Application No. 7915-0114-00 be  
 Carried  
 with Councillors Martin, Hayne, Steele and Starchuk opposed

RES.R15-1023

Council expressed concerns regarding the current land use, the proposed land use and how the relocation assistance program will be carried out.

In response to a question from Council, Staff noted that providing one-year's notice associated with the application is in keeping with the requirements of the *Residential Tenancy Act* and that with respect to the DFO requirements; the works need to be completed in the summer months.

Staff noted that at this stage the Applicant is looking for approval in principle before Council recesses for the summer in order to meet the deadline for interim creek works this year and to meet the 1 year notice requirements of the *Residential Tenancy Act* so that the works in the creek may be completed within the appropriate window next year.

Council expressed concerned that the provisions of the residential relocation plan are unclear and suggested that Application No. 7915-0114-00 be referred back to staff.

Prior to the Public Hearing, staff would have time to work with the Applicant to address concerns raised and prepare a respectful plan for the relocation of residents.

Staff noted that the developer will be undertaking some interim drainage works this summer, as part of the creek relocation, that will be done after 3rd Reading and the design process will occur after DFO input has been received.

In response to a question from Council, staff clarified that the fishery window is July to August - therefore, there is enough time for a subsequent Council meeting.

## C. ITEMS REFERRED BACK

### RESIDENTIAL/INSTITUTIONAL

#### SURREY CITY CENTRE/WHALLEY

1. **7913-0228-00**  
**12658 - 100 Avenue**  
**Unopened road allowance**  
**Sharif Senbel, Studio Senbel Architecture + Design / Islamic Association of Western Canada, City of Surrey**  
 Rezoning from RF to PA-1 / Development Variance Permit  
*to permit the development of a religious assembly building.*

To implement Council's previous decision to proceed with the processing of this application, 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 the subject lot and the unopened road allowance immediately west of the subject lot, from "Single Family Residential Zone (RF)" to "Assembly Hall 1 Zone (PA-1)" and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7913-0228-00 varying the following, to proceed to Public Notification:
  - (a) to reduce the setbacks of the PA-1 Zone for the principal building as follows:
    - i. from 9 metres (30 ft.) to 6.4 metres (21 ft.) for the front yard setback; and
    - ii. from 9 metres (30 ft.) to 4.4 metres (14 ft.) for the east side yard setback.
  - (b) to permit underground parking within the front yard setback; and

- (c) to relax the landscaping requirement of the PA-1 Zone from 3.0 metres (10 ft.) to 1.0 metre (3 ft.) along the west property line.
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) 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) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (g) completion of the road closure and acquisition of an unopened road portion located immediately to the west of the subject lot;
- (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 an easement for driveway access to the rear parking lot of Southside Community Church immediately to the west at 12642 - 100 Avenue; and
- (j) the applicant enter into a "Good Neighbour Agreement" for the proposed mosque.

RES.R15-1024

Carried

It was

Moved by Councillor Gill  
 Seconded by Councillor Villeneuve  
 That "Surrey Zoning Bylaw, 1993, No. 12000,  
 Amendment Bylaw, 2015, No. 18471" pass its first reading.

RES.R15-1025

Carried

The said Bylaw then read for the second time.



It was Moved by Councillor Gill  
 Seconded by Councillor Villeneuve  
 That "Surrey Zoning Bylaw, 1993, No. 12000,  
 Amendment Bylaw, 2015, No. 18471" pass its second reading.  
 RES.R15-1026 Carried

It was then Moved by Councillor Gill  
 Seconded by Councillor Villeneuve  
 That the Public Hearing on "Surrey Zoning  
 Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18471" be held at the City Hall  
 on June 29, 2015, at 7:00 p.m.  
 RES.R15-1027 Carried

#### D. CORPORATE REPORTS

#### E. DELEGATIONS

#### F. CORRESPONDENCE

#### G. NOTICE OF MOTION

#### H. BYLAWS AND PERMITS

##### BYLAW READINGS

- "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2013, No. 17899"  
 7912-0266-00 – Gurdial & Rajwant Sandhu and Sukhraj & Sukhjit Gill  
 c/o McElhanney Consulting Services Ltd. (James Pernu)  
 RA to RF-12 and RF - 5877 – 140 Street - to permit subdivision into 8 single family  
 lots (7 RF-12 Block A and 1 RF Block B).

Approved by Council: April 8, 2013

- \* Planning and Development advise (see memorandum dated June 10, 2015 in back-up) that it is in order for Council to pass a resolution amending the South Newton Neighbourhood Concept Plan to redesignate the site from "Single Family Residential" to "Single Family Small Lots".

It was Moved by Councillor Villeneuve  
 Seconded by Councillor Gill  
 That Council amend the South Newton  
 Neighbourhood Concept Plan to redesignate the site from "Single Family  
 Residential" to "Single Family Small Lots".  
 RES.R15-1028 Carried



It was Moved by Councillor Villeneuve  
Seconded by Councillor Gill  
That "Surrey Heritage Revitalization  
Agreement Bylaw, 2015, No. 18409" be finally adopted, signed by the Mayor and  
Clerk, and sealed with the Corporate Seal.  
RES.R15-1033 Carried

## BYLAWS WITH PERMITS

3. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2014, No. 18330"  
7914-0096-00 – William and Karen Lane  
c/o Citivest Consulting Ltd. (Sunny Sandher)  
RA to RH – 13924 – 24 Avenue - to subdivide into 2 single family suburban lots.

Approved by Council: November 3, 2014

It was Moved by Councillor Gill  
Seconded by Councillor Villeneuve  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2014, No. 18330" be finally adopted, signed by the Mayor and  
Clerk, and sealed with the Corporate Seal.  
RES.R15-1034 Carried

**Development Variance Permit No. 7914-0096-00**  
13924 – 24 Avenue

Supported by Council: December 1, 2014

To vary "Surrey Zoning By-law, 1993, No. 12000", as amended, as follows:

- (a) In Section F, Part 14, "Half-Acre Residential Zone (RH)", the minimum rear  
yard setback to the principal building is varied from 7.5 metres (25 feet) to  
4.15 metres (14 feet) for Lot 1.

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

It was Moved by Councillor Villeneuve  
Seconded by Councillor Gill  
That Development Variance Permit  
No. 7914-0096-00 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.R15-1035 Carried



4. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2013, No. 18057"  
7907-0371-00 – Kuldip and Sukhminder Gill  
c/o WSP Canada Inc. (Clarence Arychuk)  
RA to RF and RF-12 - 6109 - 142 Street - to allow subdivision into twenty (20) single family small lots (19 RF-12 and 1 RF) and a remainder parcel for parkland.

Approved by Council: September 9, 2013

It was Moved by Councillor Villeneuve  
Seconded by Councillor Gill  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2013, No. 18057" be finally adopted, signed by the Mayor and  
Clerk, and sealed with the Corporate Seal.

RES.R15-1036

Carried

**Development Variance Permit No. 7907-0371-00**

6109 - 142 Street

Supported by Council: September 23, 2013

To vary "Surrey Zoning By-law, 1993, No. 12000", as amended, as follows:

- (a) In Section F of Part 16 "Single Family Residential Zone" the minimum Side Yard on Flanking Street setback is varied from 3.6 metres (12 feet) to 1.2 metres (4 feet).

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

It was Moved by Councillor Villeneuve  
Seconded by Councillor Gill  
That Development Variance Permit  
No. 7907-0371-00 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.R15-1037

Carried

5. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2014, No. 18319"  
7914-0159-00 - Mosaic 24th Ave Holdings Ltd.  
c/o Mosaic Avenue Developments Ltd. (Stephanie Bird)  
RA to RM-30 - 16272 - 24 Avenue - to develop a 94-unit townhouse complex.

Approved by Council: October 20, 2014

Planning and Development advise (see memorandum dated June 10, 2015 in back-up) that traffic congestion issues raised at the Public Hearing have been addressed in the City's 10-Year Servicing Plan as a Short Term (1 - 3 years) priority. The project will consist of widening 24 Avenue to 4 lanes between 161 and 164 Streets; adding a median and turning lane from 164 Street and 168 Street and installing a signal at the intersection of 24 Avenue and 164 Street. It is anticipated that these changes will accommodate the current and projected growth. Council is requested to grant final adoption of the Bylaw.

In addition, Council is requested to pass a resolution to amend the text for the Sunnyside Heights NCP to indicate that the Grandview Ridge Trail will be secured through conveyance to the City, as opposed to through Statutory -Right-of-Way.

It was Moved by Councillor Villeneuve  
Seconded by Councillor Gill  
That the text for the Sunnyside Heights  
Neighbourhood Concept Plan be amended to indicate that the Grandview Ridge  
Trail will be secured through conveyance to the City.

RES.R15-1038

Carried

It was Moved by Councillor Villeneuve  
Seconded by Councillor Martin  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2014, No. 18319" be finally adopted, signed by the Mayor and  
Clerk, and sealed with the Corporate Seal.

RES.R15-1039

Carried

**Development Variance Permit No. 7914-0159-00**  
16272 - 24 Avenue

Supported by Council: November 3, 2014

To vary "Surrey Zoning By-law, 1993, No. 12000", as amended, as follows:

- (a) to reduce the minimum setback of the RM-30 zone from 7.5 metres (25 feet) to 3.0 metres (10 feet) along 163 Street;
- (b) to reduce the minimum setback of the RM-30 Zone from 7.5 metres (25 feet) to 3.6 metres (12 feet) along 23A Avenue;

- (c) to reduce the minimum setback of the RM-30 zone from 7.5 metres (25 feet) to 4.5 metres (15 feet) along 123 Avenue; and
- (d) to reduce the minimum west side yard setback of the RM-30 zone from 7.5 metres (25 feet) to 3.0 metres (10 feet) for the side of buildings and 5.5 metres (18 feet) for the front of buildings.

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

It was Moved by Councillor Gill  
Seconded by Councillor Martin  
That Development Variance Permit

No. 7914-0159-00 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.R15-1040

Carried

**Development Variance Permit No. 7914-0159-01**  
16272 - 24 Avenue

Supported by Council: May 25, 2015

To vary "Surrey Zoning By-law, 1993, No. 12000", as amended, as follows:

- (a) to vary the maximum percentage of resident tandem parking spaces allowed in the RM-30 Zone from 50% to 72%.

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

It was Moved by Councillor Gill  
Seconded by Councillor Villeneuve  
That Development Variance Permit

No. 7914-0159-01 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.R15-1041

Carried



## PERMIT APPROVALS

6. **Development Permit No. 7914-0146-00**

The Dells Holdings Ltd.

c/o Urban Design Group Architects Ltd. (Steven Wagner)

10650 - King George Boulevard

To permit exterior renovations to the Dell Shopping Centre.

Authorized to draft: November 3, 2014

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

It was

Moved by Councillor Gill

Seconded by Councillor Martin

That the Mayor and Clerk be authorized to

execute Development Permit No. 7914-0146-00 .

RES.R15-1042

Carried7. **Development Variance Permit No. 7913-0106-00**

7913-0106-00 – King George Station 64th Ltd.

c/o King George Station 64th Ltd. (Parmjit Randhawa)

6092, 6130, 6140 – King George Boulevard, 13724 and 13732 – 62 Avenue

Supported by Council: September 23, 2013

**Note:** The associated Bylaw to this Development Application was adopted by Council on May 25, 2015. It is now in order for Council to consider issuance of the related permits.

To vary "Surrey Zoning By-law, 1993, No. 12000", as amended, as follows:

- (a) In Section F of Part 22 "Multiple Residential 30 Zone (RM-30)" the minimum north and east yard setbacks for principal buildings is reduced from 7.5 metres (25 ft.) to 4.5 metres (15 ft.);
- (b) In Section F of Part 22 "Multiple Residential 30 Zone (RM-30)" the minimum south yard setback for principal buildings is reduced from 7.5 metres (25 ft.) to 2.0 metres (7 ft.);
- (c) In Section H of Part 22 "Multiple Residential 30 Zone (RM-30)" the off street parking provisions are varied to allow up to 3 visitor parking stalls to be located within the required setbacks; and

- (d) In Section H of Part 22 "Multiple Residential 30 Zone (RM-30)" the off-street parking provisions are varied to allow one of the parking spaces in a tandem parking arrangement to be unenclosed for all dwelling units in a ground-oriented multiple unit residential building.

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

It was Moved by Councillor Gill  
Seconded by Councillor Martin  
That Development Variance Permit  
 No. 7913-0106-00 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.R15-1043

Carried

**Development Variance Permit No. 7913-0106-01**

6092, 6130, 6140 – King George Boulevard, 13724 and 13732 – 62 Avenue

Supported by Council: May 25, 2015

To vary "Surrey Zoning By-law, 1993, No. 12000", as amended, as follows:

- (a) In sub-section H.5 of Part 22 "Multiple Residential 30 Zone (RM-30)", the maximum percentage of resident tandem parking spaces is varied from 50% to 69%.

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

It was Moved by Councillor Gill  
Seconded by Councillor Martin  
That Development Variance Permit  
 No. 7913-0106-01 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.R15-1044

Carried

**Development Permit No. 7913-0106-00**

6092, 6130, 6140 – King George Boulevard, 13724 and 13732 – 62 Avenue

To permit the development of a 138 unit townhouse project.

Authorized to draft: September 9, 2013

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

It was  
 Moved by Councillor Gill  
 Seconded by Councillor Martin  
 That the Mayor and Clerk be authorized to  
 execute Development Permit No. 7913-0106-00 .

RES.R15-1045

Carried**8. Development Variance Permit No. 7914-0184-00**

7914-0184-00 - Indochina Food Inc.  
 c/o Indochina Food Inc. (Minh Ngo)  
 6633 – 154 Street

Supported by Council: November 3, 2014

To vary "Surrey Zoning By-law, 1993, No. 12000", as amended, as follows:

- (a) Part 5 Parking and Loading/Unloading Section C Table C.3 is varied for Light Impact Industrial Uses to require 0.5 parking spaces for every 100 square metres (1,075 sq.ft.) of gross floor area excluding retail area (including ancillary office use); and

To vary Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2011, No. 17404, as follows:

- (a) Section F Yards and Setbacks is varied to allow a rear yard setback for a principal building to be 0.0 m (0 ft.).

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

It was  
 Moved by Councillor Gill  
 Seconded by Councillor Martin  
 That Development Variance Permit  
 No. 7914-0184-00 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.R15-1046

Carried



**Development Permit No. 7914-0184-00**

6633 - 154 Street

To permit the development of a grocery warehouse with a cold-storage component.

Authorized to draft: October 20, 2014

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

It was  
executed Development Permit No. 7914-0184-00.

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

RES.R15-1047

Carried**9. Temporary Use Permit Application No. 7914-0169-00**

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 76 under-weight vehicles for a period not to exceed three years.

Supported by Council: May 11, 2015

- \* Planning and Development advise (see memorandum dated June 10, 2015 in back-up) that all outstanding conditions have been met and that a Good Neighbour Agreement has been executed.

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

It was  
No. 7914-0169-00 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.

Moved by Councillor Gill  
Seconded by Councillor Martin  
That Temporary Use Permit

RES.R15-1048

Carried

APPLICATIONS/BY-LAWS/PERMITS TO BE CLOSED

- 10. **Development Application No. 7911-0057-00**  
**Zoning Amendment By-law No. 17439**  
 7911-0057-00 - Antonietta Vinciguerra  
 c/o H.Y. Engineering Ltd. (Lori Joyce)  
 RA to RF - 10368 Parkview Place - to permit subdivision into two (2) single family lots.

Approved by Council: June 27, 2011

Planning and Development advise (see memorandum dated June 8, 2015 in back-up) that the applicant has requested that the file be closed. The application has been replaced by new Application No. 7915-0091-00.

It was Moved by Councillor Gill  
 Seconded by Councillor Martin  
 That Council close Development Application  
 No 7911-0057-00 and that "Surrey Zoning By-law, 1993, No. 12000, Amendment  
 By-law, 2011, No. 17439" be filed.

RES.R15-1049

Carried

I. **CLERKS REPORT**

J. **OTHER BUSINESS**

K. **ADJOURNMENT**


It was Moved by Councillor Villeneuve  
 Seconded by Councillor Martin  
 That the June 15, 2015 Regular Council - Land  
 Use meeting be adjourned.

RES.R15-1050

Carried

The Regular Council - Land Use meeting adjourned at 6:05 p.m.

Certified correct:

  
 \_\_\_\_\_  
 Jane Sullivan, City Clerk

  
 \_\_\_\_\_  
 Mayor Linda Hepper