

Present:

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

Absent:**Staff Present:**

City Clerk
City Manager
City Solicitor
General Manager, Engineering
General Manager, Finance & Technology
General Manager, Human Resources
General Manager, Parks, Recreation & Culture
General Manager, Planning & Development
Land Development Engineer
Manager, Area Planning & Development, North Division
Acting Manager, Area Planning & Development, South Division

A. ADOPTION OF MINUTES**B. LAND USE APPLICATIONS****COMMERCIAL/INDUSTRIAL/AGRICULTURAL****SURREY CITY CENTRE/WHALLEY**

1. **7914-0116-00**
12543 - Old Yale Road
Roger Jawanda, Citiwest Consulting Ltd. / Buldeep S. Dail, Kuldip S. Dail
Temporary Use Permit
to permit the development of a temporary truck parking facility for a period of 3 years.

Before the start of the Regular Council Land Use Meeting, the Agent for the Applicant submitted correspondence to the City Clerk's office requesting that Application No. 7914-0116-00 be deferred until Monday, July 27, 2015; therefore, Application No. 7914-0116-00 is out of order.

2. **7915-0177-00**
13458 - 107A Avenue
Ken Woodward (City of Surrey) / City of Surrey
Development Variance Permit
to vary the minimum rear yard (south) setback of CD Bylaw No. 16767 to allow a temporary portable 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 Council approve Development Variance
 Permit No. 7915-0177-00 to reduce the minimum rear yard (south) setback of CD
 Bylaw No. 16767 from 7.5 metres (25 ft.) to 0.0 metre (0 ft.) for a portable building
 on the subject property, to proceed to Public Notification.

RES.R15-1231

CarriedRESIDENTIAL/INSTITUTIONALCLOVERDALE/CLAYTON

3. **7914-0240-00**
6661 - 168 Street
Maggie Koka, Aplin & Martin Consultants Ltd. / Yuan Guo, Zhi W. Cao
 Development Variance Permit
*to vary the farm residential footprint and setbacks of the A-1 Zone in order to
 construct a single family dwelling on the western portion of the lot.*

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 Development Variance Permit No. 7914-0240-00 varying
 the following, to proceed to Public Notification:
 - (a) to increase the maximum setback for a single family dwelling in the
 A-1 Zone from 50 metres (164 ft.) to 173 metres (567 ft.); and
 - (b) to increase the maximum depth of the farm residential footprint in
 the A-1 Zone from 60 metres (197 ft.) to 183 metres (600 ft.).
2. Council instruct staff to resolve the following issue prior to approval:
 - (a) registration of a statutory right-of-way for drainage purposes.

RES.R15-1232

Carried

4. **7915-0039-00**
Portion of 18780 - 58 Avenue
Rodney Robertson / Christians' Gospel Society
 Rezoning of a portion from RA to PA-1 / Development Variance Permit
to permit the construction of a single-storey religious assembly 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 Bylaw be introduced to rezone a portion of the lot shown as Block A on the Survey Plan attached as Appendix II from "One-Acre Residential Zone (RA)" to "Assembly Hall 1 Zone (PA-1)" and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7915-0039-00 varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum east side yard setback of the PA-1 Zone from 5.8 metres (19 ft.) to 3.6 metres (12 ft.).
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;
 - (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; and
 - (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.

RES.R15-1233

Carried

It was Moved by Councillor Gill
 Seconded by Councillor Martin
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2015, No. 18479" pass its first reading.

RES.R15-1234

Carried

The said Bylaw was then read for the second time.

RES.R15-1235 It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2015, No. 18479" pass its second reading.
Carried

RES.R15-1236 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. 18479" be held at the City
Hall on July 27, 2015, at 7:00 p.m.
Carried

5. **7915-0193-00**
19072 - 68 Avenue
Rupinderjit Mann / Rupinderjit Mann
Development Variance Permit
*to permit the construction of a basement access well between the principal building
and the front lot line, for a proposed single family dwelling.*

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

RES.R15-1237 It was Moved by Councillor Gill
Seconded by Councillor Martin
That Council approve Development Variance
Permit No. 7915-0193-00 to vary the requirement that basement access and
basement wells be permitted only between the principal building and the rear lot
line in the "Special Single Family Residential (9) Zone (RF-9S)", to allow the
basement access and basement well to be located in the front yard on the subject
lot, to proceed to Public Notification.
Carried

FLEETWOOD/GUILDFORD

6. **7913-0238-01**
8679 - 158 Street
Colin Hogan, Focus Architecture Inc. / Janda Group Holdings Inc.
Development Variance Permit
*to vary the amount of tandem parking permitted for a proposed 19-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. 7913-0238-01 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.R15-1238

Carried

Mayor Hepner clarified that Application No. 7913-0238-01 was already in progress
before the tandem parking reduction policy was in place.

7. **7915-0096-00**
15836 - 105A Avenue
Jagdip Sivia, Ekam Development Ltd. / Ekam Development Ltd.
Development Variance Permit
*to reduce the rear yard (south) setback of the RF-12 Zone to allow for the
construction of a single family dwelling and preserve trees along the west property
line.*

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. 7915-0096-00 to reduce the minimum rear yard (south) setback of the
RF-12 Zone from 7.5 metres (25 ft.) and 6.0 metres (20 ft.) to 5.5 metres (18 ft.) for
100% of the rear width of the principal building on the subject lot, to proceed to
Public Notification.

RES.R15-1239

Carried

NEWTON

8. **7908-0073-00**
12715 - 56 Avenue
Mike Kompter, Hub Engineering Inc. / Sarbjit Grewal
Rezoning from RA to RH
*to allow subdivision into three (3) half-acre residential lots and one (1) future park
lot.*

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 Bylaw be introduced to rezone the subject site in Planning Application No. 7908-0073-00 from "One-Acre Residential Zone (RA)" to "Half-Acre Residential Zone (RH)" and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) approval from the Ministry of Transportation & Infrastructure;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (f) completion of the transfer of parkland (proposed Lot 4) to the City to the satisfaction of the Parks, Recreation and Culture 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 (i) prohibit a driveway on proposed Lot 1 from 56 Avenue, (ii) to increase the front yard setback requirement from 56 Avenue from 7.5 metres (25 ft.) to 10 metres (30 ft.), and (iii) for additional landscaping on 56 Avenue;
 - (i) registration of a Section 219 Restrictive Covenant for tree preservation;
 - (j) registration of a Section 219 Restrictive Covenant for the installation of a 1.2 metre (4 ft.) high permeable fence adjacent to proposed Lot 4 (future parkland) to the specifications and satisfaction of the Parks, Recreation and Culture Department, and to ensure that the fence is protected and maintained; and

(k) 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.

3. Council pass a resolution to amend the West Panorama Ridge Local Area Plan to redesignate the land from "Suburban Residential (1 acre)" to "Suburban Residential (1/2 Acre)" when the project is considered for final adoption.

RES.R15-1240

Carried

It was

Moved by Councillor Gill

Seconded by Councillor Martin

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

Amendment Bylaw, 2015, No. 18480" pass its first reading.

RES.R15-1241

Carried

The said Bylaw was then read for the second time.

It was

Moved by Councillor Gill

Seconded by Councillor Martin

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

Amendment Bylaw, 2015, No. 18480" pass its second reading.

RES.R15-1242

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. 18480" be held at the City Hall on July 27, 2015, at 7:00 p.m.

RES.R15-1243

Carried

9. 7915-0105-00

14340 - 57 Avenue

Oleg Verbenkov, Pacific Land Group / City of Surrey

Development Permit / Development Variance Permit

to allow a free-standing, electronic message board adjacent to Highway 10.

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 authorize staff to draft Development Permit No. 7915-0105-00 generally in accordance with the attached drawings (Appendix II).

2. Council approve Development Variance Permit No. 7915-0105-00 varying the following, to proceed to Public Notification:
- (a) to allow a free-standing electronic message board sign to be installed on City property;
 - (b) to allow third party advertising to exceed 30% of the allowable copy area on the proposed free-standing electronic message board sign;
 - (c) to reduce the minimum setback from any lot line from 2 metres [6.5 ft.] to 0.0 metres [0 ft.];
 - (d) to increase the maximum total sign area for the proposed double-sided free-standing electronic message board sign from 28 square metres [300 sq. ft.] to 65 square metres [700 sq. ft.]; and
 - (e) to increase the maximum height of the proposed free-standing sign in Commercial/Industrial Zones from 4.5 metres [15 ft.] to 8.9 metres [29.2 ft.].

RES.R15-1244

Carried

With Councillor Villeneuve opposed

SOUTH SURREY

10. **7915-0145-00**
1984 – 148A Street
Stewart J. Thornhill / Marion J. Thornhill, Stewart J. Thornhill
 Development Variance Permit
to vary the front yard setback in order to permit the construction of an addition to the existing garage.

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. 7915-0145-00 to reduce the minimum front yard setback from 4.0 metres (13 ft.) to 1.52 metres (5 ft.), to proceed to Public Notification.

RES.R15-1245

Carried

11. **7915-0180-00**
2485 - Crescent Drive
Brent Giesbrecht, Cardinal Contracting Ltd / Johanna M. Mordhorst
 Development Variance Permit
to relax the minimum allowable side yard setback for new construction of a single family dwelling.

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

It was Moved by Councillor Gill
Seconded by Councillor Steele
That Council approve Development Variance
Permit 7915-0180-00 to reduce the minimum side yard setback of the primary dwelling from 4.5 m (15 ft.) to 2.80 m (9 ft.), to proceed to Public Notification.
Carried

RES.R15-1246

SURREY CITY CENTRE/WHALLEY

12. **7915-0208-00**
9804 - Whalley Boulevard
Waleed Giratalla, City of Surrey, Engineering Department / City of Surrey
Development Variance Permit
to vary building setbacks, landscaping and fencing requirements, for a temporary district energy centre.

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

It was Moved by Councillor Gill
Seconded by Councillor Hayne
That Council approve Development Variance
Permit No. 7915-0208-00, varying the following, to proceed to Public Notification:

- (a) to vary the Zoning By-law requirement, for a site used for City utilities, by reducing the minimum side yard setback on a flanking street from 3.6 metres (12 ft.) to 1.4 metres (4.6 ft.) and the minimum rear yard setback from 7.5 metres (25 ft.) to 3.9 metres (12.8 ft.);
- (b) to waive the Zoning By-law requirement for a 1.5-metre (5 ft.) wide planted strip around all boundaries of the site used for City utilities; and
- (c) to waive the Zoning By-law requirement for fencing at least 1.8 metres (6 ft.) in height around the area used for City utilities.

RES.R15-1247

Carried

COMMERCIAL/INDUSTRIAL/AGRICULTURALNEWTON

13. **7915-0200-00**
6321 - King George Boulevard
Randeep Gill, Gill Professional Management Inc. / McLellan Mews Holdings Ltd., 0937861 BC Ltd.
Director Information: Sarvjit Kaur Bansal
Officer Information as at April 12, 2014: Sarvjit Kaur Bansal
(President, Secretary)
 Development Variance Permit
to vary the minimum 400 metre (1,300 ft.) separation requirement between small-scale drug stores.

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 Development Variance Permit No. 7915-0200-00, varying the following, to proceed to Public Notification:
 - (a) to vary Section E.28 of Part 4, General Provisions, reducing the minimum separation distance from the lot line between drug stores, small-scale drug stores or methadone dispensaries from 400 metres (1,300 ft.) to 0 metres (0 ft.) to permit a small-scale drug store at Unit 103, 6321 - King George Boulevard.
2. As a condition of approval, Council instruct staff to register a Section 219 Restrictive Covenant preventing the operation of a small-scale drug store in isolation of a medical clinic prior to approval of Development Variance Permit No. 7915-0200-00. The Restrictive Covenant will be discharged upon final adoption of the CD Bylaw amendment.

RES.R15-1248

Carried

14. **7915-0195-00**
8220 - 120 Street
Tony Chau, Quality Awning & Sign Ltd. / TKJ Investments Inc.
 Development Variance Permit
to permit signage that is inconsistent with the Land Use Contract.

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 that Council approve Development
 Variance Permit No. 7915-0195-00, varying the following, to proceed to Public
 Notification:

- (a) to vary Land Use Contract 181 by eliminating references to signage requirements in repealed "Surrey Zoning By-law, 1964, No. 2265"; and
- (b) to vary "Surrey Sign By-law, 1999, No. 13656" to allow an existing awning sign on the east side of the building to exceed the maximum projected distance from the face of the exterior wall from 1.8 metres [6 feet] to 6.1 metres [20 ft.].

RES.R15-1249

CarriedRESIDENTIAL/INSTITUTIONALCLOVERDALE/CLAYTON

15. **7915-0182-00**
17672 - 57 Avenue
17676 - 57 Avenue
Art Doyle, Irshman Enterprises Inc. / Irshman Enterprises Inc.
 Development Variance Permit
to vary open space and play area locational requirements, as well as building and paving requirements for a proposed child care centre.

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

Before the motion was put, Council requested the Applicant to speak to the request for Option B, retaining the gravel parking lot until necessary funds are available to upgrade to a permeable paving solution versus the staff recommendation of Option A, making upgrades to the pavement to be more in keeping with the requirements of a new development.

It was Moved by Councillor Gill
 Seconded by Councillor Villeneuve
 That the Applicant speak to Application
 No. 7915-0182-00 and provide clarification for their preference of Option B.

RES.R15-1250

Carried

The Applicant noted that the location previously housed the Danish Community Centre and that the gravel parking lot arrangement was not considered an issue for that particular use.

The Applicant noted that there is no existing storm service for the property and as an improvement, limestone or a similar product will be installed to mitigate dust.

The subject parking lot has limited use and the traffic will be lessened with the proposed use. The City was asked to consider permeable pavers; the Applicant noted that he has a meeting with the City later this week to determine if it is an option.

If the use of the existing gravel parking lot is denied and Council selects Option A, the Applicant would incur engineering fees and need to address restrictive covenants in order to get the parking area prepared according to staff requirements. The Applicant noted that the engineering and service work would take additional time.

The Applicant noted that there is a timing issue associated with getting the building remodelled to meet the start of the school year and that trades are in place and everything is ready to go. The Applicant noted that the building is being improved at a considerable expense and that if they were mandated to upgrade the parking lot immediately it would be cost prohibitive. The Applicant requested that Council consider allowing the use of the lot in its current state, which would be Option B.

Council requested clarification from staff regarding the preference of permeable pavers versus asphalt. Staff noted that currently the site is operating as a gravel lot; and that with all new developments the intent is to clean up gravel lots and replace with pavement; however, staff will be meeting with the Applicant to discuss various options available.

Council clarified that there is no issue with the intent of the business application and that if a clause could be inserted to improve the parking lot after the business operation is up and running it would make the project more viable for the Applicant.

It was

Moved by Councillor Gill
Seconded by Councillor Hayne
That Council

1. approve Development Variance Permit No. 7915-0182-00, attached as Appendix IV to Planning Application No. 7915-0182-00, varying the following, to proceed to Public Notification:
 - (a) to vary the C-15 Zone to permit a child care centre to be located on the westerly lot at 17672 – 57 Avenue, with its associated open space and play area located on a neighbouring lot at 17676 – 57 Avenue;
 - (b) to vary Section B.3 of Part 4 General Provisions of the Zoning By-law to permit an open space and play area for a commercial child care centre use on the easterly lot at 17676 – 57 Avenue without a building; and

- (c) to vary Section A.5(a) of Part 5 Off-Street Parking and Loading/Unloading of the Zoning By-law, to permit a parking area for a child care centre to be surfaced with gravel, rather than asphalt, concrete or similar surface.
2. Council instruct staff to resolve the following issues prior to approval:
 - (a) submission of a landscape plan and landscape cost estimate to the specifications and satisfaction of the City Landscape Architect.
 - (b) registration of a covenant / access easement and parking agreement for the outdoor play area and parking areas for the proposed child care centre.
 3. Council requested staff to work with the Applicant and to explore permeable pavers as well as asphalt for potential paving options.

RES.R15-1251

Carried

- 16. 7915-0050-00**
19254 - 72 Avenue
19284 - 72 Avenue
19312 - 72 Avenue
Maciej Dembek, Barnett Dembek Architects Inc. / Garcha Properties Ltd.,
Inc. No. BCo693791
 NCP Amendment from Half-Acre Residential to 15-25 upa (Medium-High Density)
 Rezoning from RA to CD (based on RM-30) / Development Permit
to permit the development of 74 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 Martin
 That:

1. a Bylaw be introduced to rezone the subject from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
2. Council approve the applicant's request to reduce the amount of required indoor amenity space from 222 square metres (2,390 square feet) to 173 square metres (1,863 square feet).
3. Council authorize staff to draft Development Permit No. 7915-0050-00 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) 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 adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture;
 - (h) registration of a Section 219 Restrictive Covenant to ensure that the proposed development conforms to the requirements of West Clayton's proposed "Energy Efficiency Density Bonus Policy", to the satisfaction of the General Manager, Planning and Development; and
 - (i) the applicant adequately address the impact of reduced indoor amenity space.

5. Council pass a resolution to amend the East Clayton Neighbourhood Concept Plan (NCP) to redesignate the lands from Half-Acre Residential to 15-25 upa (Medium-High Density), when the application is considered for final adoption.

RES.R15-1252

Carried

It was

Moved by Councillor Gill

Seconded by Councillor Martin

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

Amendment Bylaw, 2015, No. 18481" pass its first reading.

RES.R15-1253

Carried

The said Bylaw was then read for the second time.

RES.R15-1254 It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2015, No. 18481" pass its second reading.
Carried

RES.R15-1255 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. 18481" be held at the City Hall
on July 27, 2015, at 7:00 p.m.
Carried

NEWTON

17. **7914-0359-00**
7027 - 123 Street
Rajeev Mangla, Mainland Engineering Corporation / Paramjit K. Aulakh,
Sandeep S. Aulakh
Rezoning from RA to RF.
to permit subdivision into two (2) single family RF lots.

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

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

1. a Bylaw be introduced to rezone the subject site in Application No. 7914-0359-00 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) 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;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect; and

(e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.
RES.R15-1256 Carried

It was Moved by Councillor Gill
Seconded by Councillor Hayne
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2015, No. 18482" pass its first reading.

RES.R15-1257 Carried

The said Bylaw was 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. 18482" pass its second reading.

RES.R15-1258 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. 18482" be held at the City
Hall on July 27, 2015, at 7:00 p.m.

RES.R15-1259 Carried

18. 7915-0047-00

14465 - 68 Avenue

Gagan Dhaliwal, Sunny Bhan / 1029314 BC Ltd.

Director Information: Gagandeep S. Dhaliwal

No Officer Information Filed

NCP Amendment from "Townhouses (max. 15 upa) to "Single Family Small Lots"
Rezoning from RA to RF-10 / Development Variance Permit
to allow subdivision into 4 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 Hayne
That:

1. a Bylaw be introduced to rezone the subject site in Application No. 7915-0047-00 from "One-Acre Residential Zone (RA)" to "Single Family Residential (10) Zone (RF-10)" and a date be set for Public Hearing.

2. Council approve Development Variance Permit No. 7915-0047-00, varying the following, to proceed to Public Notification:
 - (a) To increase the maximum percentage of total Type II lots permitted in a subdivision under the RF-10 Zone from 25% to 50%.

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 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) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
 - (f) the applicant satisfies the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department.

4. Council pass a resolution to amend the East Newton South NCP to redesignate the land from "Townhouses (max. 15 upa)" to "Single Family Small Lots" when the project is considered for final adoption.

RES.R15-1260

Carried

It was Moved by Councillor Gill
 Seconded by Councillor Hayne
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2015, No. 18483" pass its first reading.

RES.R15-1261

Carried

The said Bylaw was 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. 18483" pass its second reading.

RES.R15-1262

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. 18483" be held at the City
 Hall on July 27, 2015, at 7:00 p.m.

RES.R15-1263

Carried**SOUTH SURREY**

19. **7914-0125-00**
16530 - 26 Avenue
2516 - 164 Street
2504 - 164 Street
16516 - 26 Avenue
Clarence Arychuk, WSP Canada Inc. / Qualico Developments
(Vancouver) Inc., Inc. No. A26101
 Partial Rezoning from RA to CD (based on RF), RF-10 and RF-SD
 Development Variance Permit
to allow subdivision into 35 single family lots and 1 remainder lot.

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 Bylaw be introduced to rezone the portion of the site shown as Blocks A and B on Appendix II from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
2. a Bylaw be introduced to rezone the portion of the site shown as Block C on Appendix II from "One-Acre Residential Zone (RA)" to "Single Family Residential (10) Zone (RF-10)", to rezone the portion of the site shown as Block D on Appendix II from "One-Acre Residential Zone (RA)" to "Semi-Detached Residential Zone (RF-SD)" and a date be set for Public Hearing.
3. Council approve Development Variance Permit No. 7914-0125-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum west side yard setback of the CD Zone from 3.0 metres (10 ft.) to 2.5 metres (8 ft.) on proposed Lot 1;
 - (b) to relax the access provisions of the CD Zone in order to permit the retention of the existing driveway on proposed Lot 1 until the lot is redeveloped in the future; and

- (c) to reduce the minimum lot width of the RA Zone from 50 metres (164 ft.) to 30 metres (100 ft.) on proposed Lot 36.
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) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (g) submission of finalized building design guidelines to the satisfaction of the Planning and Development Department;
 - (h) submission of a finalized lot grading plan to the satisfaction of the Planning & Development Department;
 - (i) registration of a Section 219 Restrictive Covenant for tree preservation;
 - (j) registration of a Section 219 Restrictive Covenant for the transition landscape buffer on 26 Avenue and to reinforce that driveway access on 26 Avenue is prohibited on proposed Lots 2 and 3 and allowed only with the retention of the existing house and garage on proposed Lot 1;
 - (k) registration of a Section 219 Restrictive Covenant for "no build" on proposed Lot 36;
 - (l) discharge Restrictive Covenant No. BG445287; and
 - (m) discharge Restrictive Covenant No. CA3635234.

RES.R15-1264

Carried

20. 7914-0118-00
 16706 - 26 Avenue
 2584 - 166 Street
 Mike Kompter, Hub Engineering Inc. / 0935702 B.C. Ltd.
Director Information: Ranjit Singh Rai, Harpal Singh Takhar,
 Jasbir Singh Takhar
Officer Information as at March 19, 2015: Ranjit Singh Rai (Secretary),
 Jasbir Singh Takhar (President)
 Partial NCP Amendment from "Small Lot Single Family w/wo Coach House (10-15 upa)" to "Large Lot Duplex or Large Lot Single Family (2-10 upa)", to amend the Large Lot Duplex and Large Lot Single Family lot dimensions, and to eliminate the transition landscape buffer requirement from the westernmost portion of the site. Rezoning from RH to CD (based on RF-SD) and RF / Development Permit to allow subdivision into 16 semi-detached duplex lots and 1 single family lot.

The Planning & Development Department recommends that this application be referred back to staff and the applicant for further dialogue with area residents to address the outstanding issues.

It was Moved by Councillor Villeneuve
 Seconded by Councillor Steele
 That Planning Application No. 7914-0118-00
 be referred back to staff and the applicant for further dialogue with area residents to address the outstanding issues.

RES.R15-1271

Defeated
 With Councillors Gill, Martin, Hayne,
 Starchuk, Woods and Mayor Hepner
 opposed.

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

1. a Bylaw be introduced to rezone the land at 16706 – 26 Avenue and the portion of land shown as Block A on Appendix II attached from "Half Acre Residential Zone" (RH) to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
2. a Bylaw be introduced to rezone the portion of land shown as Block B on Appendix II attached from "Half-Acre Residential Zone (RH)" to "Single Family Residential Zone (RF)" and a date be set for Public Hearing.
3. that staff draft Development Permit No. 7914-0118-00 generally in accordance with the attached drawings (Appendix II).
4. that 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) submission of a landscaping plan and landscaping cost estimate for the habitat corridor on 166 Street to the satisfaction of the Planning & 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) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department; and
 - (i) registration of a Section 219 Restrictive Covenant for design control and to restrict driveway location to the rear lane on proposed Lot 17.
5. Council pass a resolution to amend Orchard Grove Neighbourhood Concept Plan to:
- (a) redesignate a portion of the subject site from "Small Lot Single Family w/wo Coach House (10-15 upa)" to "Large Lot Duplex or Large Lot Single Family (2-10 upa)";
 - (b) to eliminate the "Transition Landscape Buffer" east of 166 Street; and
 - (c) to amend the Large Lot Single Family lot dimensions for proposed Lot 17;

as illustrated in Appendix VII to Planning Application No. 7914-0118-00.

RES.R15-1272

Carried

With Councillor Villeneuve opposed

RES.R15-1273 It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2015, No. 18489" pass its first reading.
Carried
With Councillor Villeneuve opposed

The said Bylaw was then read for the second time.

RES.R15-1274 It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2015, No. 18489" pass its second reading.
Carried
With Councillor Villeneuve opposed

RES.R15-1275 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. 18489" be held at the City
Hall on July 27, 2015, at 7:00 p.m.
Carried
With Councillor Villeneuve opposed

RES.R15-1276 It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2015, No. 18490" pass its first reading.
Carried
With Councillor Villeneuve opposed

The said Bylaw was then read for the second time.

RES.R15-1277 It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2015, No. 18490" pass its second reading.
Carried
With Councillor Villeneuve opposed

RES.R15-1278 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. 18490" be held at the City
Hall on July 27, 2015, at 7:00 p.m.
Carried
With Councillor Villeneuve opposed

COMMERCIAL/INDUSTRIAL/AGRICULTURALNEWTON

21. **7915-0078-00**
5228 - King George Boulevard
Oleg Verbenkov, Pacific Land Resource Group / R. N. L. Investments Ltd.
 ALR Exclusion under Section 30 of the ALC Act

The Planning & Development Department recommends that Council authorize referral of the application to the Agricultural Land Commission without comment.

It was Moved by Councillor Gill
 Seconded by Councillor Martin
 That Planning Application No. 7915-0078-00
 be referred to the Agricultural Land Commission without comment.

RES.R15-1279

Carried

SOUTH SURREY

22. **7913-0127-00**
18810 - 24 Avenue
Jason Newton, Onni Group / 0962492 BC Ltd.
 Campbell Heights LAP Amendment / Rezoning from A-1 to IB-2
 Development Permit
to permit the development of two multi-tenant industrial 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 Starchuk
 That:

1. a Bylaw be introduced to rezone the subject site in Application No. 7913-0127-00 from "General Agriculture Zone (A-1)" to "Business Park 2 Zone (IB-2)" and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7913-0127-00 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, including dedication of the ALR buffer to the City, to the satisfaction of the Approving Officer;
- (c) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
- (d) submission of a finalized landscape plan for the ALR buffer to the satisfaction of the Parks, Recreation and Culture Department;
- (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
- (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 advise future owners of adjacent agricultural uses;
- (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) the applicant adequately address habitat compensation for the reduced habitat protection on the site; and
- (k) the applicant address any interface issues associated with the proposed filling of the site.

4. Council pass a resolution to amend the Campbell Heights Local Area Plan to adjust the open space corridors and buffers, and to update the drainage requirements for this part of the Plan area, when the project is considered for final adoption.

RES.R15-1280

Carried

It was

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

Amendment Bylaw, 2015, No. 18486" pass its first reading.

RES.R15-1281

Carried

The said Bylaw was then read for the second time.

RES.R15-1282 It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2015, No. 18486" pass its second reading.
Carried

RES.R15-1283 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. 18486" be held at the City
Hall on July 27, 2015, at 7:00 p.m.
Carried

23. **7915-0093-00**
2932 - 176 Street
17800 - 32 Avenue
Dexter Hirabe, Hunter Laird Engineering Ltd. / Radha Soami Society Beas
Canada Inc
ALR Exclusion under Section 30(1) of the ALC Act
ALR Inclusion under Section 17(e) of the ALC Act.

The Planning & Development Department recommends that Council authorize referral of the application to the Agricultural Land Commission without comment.

RES.R15-1284 It was Moved by Councillor Gill
Seconded by Councillor Starchuk
That Planning Application No. 7915-0093-00
be referred to the Agricultural Land Commission without comment.
Carried

Councillor Starchuk noted that the Applicant is aware of the motion before Council and that there were some positive comments that came from the Agriculture & Food Security Advisory Committee that should be sent to the ALC.

It was noted that while the two for one swap wasn't achieved in the proposal, the application is in a sense a property line adjustment and the Agricultural Food Security Advisory Committee stated that ownership of the properties is key. In the past, property line adjustments have been allowed in situations where there is one owner, if there is benefit to agriculture. The Committee noted that farming a triangle is difficult and, from an agricultural point of view, there is a benefit to having a rectangular parcel. A member of the Committee suggested that a boundary alignment and consolidation of both lots would create a strong benefit to agriculture.

Council requested that the comments from the June 4, 2015, Agriculture & Food Security Advisory Committee be included in the submission to the ALC.

C. ITEMS REFERRED BACK

D. CORPORATE REPORTS

E. DELEGATIONS

F. CORRESPONDENCE

G. NOTICE OF MOTION

H. BYLAWS AND PERMITS

BYLAW READINGS

1. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2014, No. 18214"
7913-0035-00 - K.D.S. Holdings Ltd. and 0924347 BC Ltd.
c/o Hub Engineering Inc. (Mike Kompter)
RA to RF, RF-12 and RF-10 - 12131 and 12145 - 66 Avenue - to subdivide into 16 small
single family lots and 1 single family lot.

Approved by Council: April 28, 2014

Note: Change of owner for 12145 – 66 Avenue

It was Moved by Councillor Villeneuve
Seconded by Councillor Hayne
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2014, No. 18214" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.

RES.R15-1285

Carried

BYLAWS WITH PERMITS

2. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18419"
7912-0323-00 - 0771355 B.C. Ltd. and 0782717 B.C. Ltd.
c/o Citiwest Consulting Ltd. (Roger Jawanda)
2552 and 2580 - 164 Street - RA to CD - to create 2 single family lots.

Approved by Council: February 23, 2015

- * Planning and Development advise (see memorandum dated July 8, 2015 in
back-up) that it is in order for Council to pass a resolution amending the Orchard
Grove NCP.

It was Moved by Councillor Villeneuve
 Seconded by Councillor Gill
 That Council amend the Orchard Grove NCP
 as follows:

- (a) remove a portion of 25A Avenue between 164 Street and 164A Street;
- (b) adjust the transition landscape buffer on 26 Avenue;
- (c) amend the Large Lot Single Family lot dimensions for four (4) proposed lots;
- (d) change the location of lanes; and
- (e) redesignate a portion of the site from "Large Lot Duplex or Large Lot Single Family (2-10 upa)" to "Small Lot Single Family w/wo Coach House (10-15 upa)".

RES.R15-1286

Carried

It was Moved by Councillor Villeneuve
 Seconded by Councillor Gill
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2015, No. 18419" be finally adopted, signed by the Mayor and
 Clerk, and sealed with the Corporate Seal.

RES.R15-1287

Carried

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18420"
 2552 and 2580 – 164 Street - RA to RF-10, RF, RF-12- to create 31 single family lots.

Approved by Council: February 23, 2015

It was Moved by Councillor Villeneuve
 Seconded by Councillor Gill
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2015, No. 18420" be finally adopted, signed by the Mayor and
 Clerk, and sealed with the Corporate Seal.

RES.R15-1288

Carried

Development Variance Permit No. 7912-0323-00
 2552 and 2580 – 164 Street

Supported by Council: March 23, 2015

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

- (a) In Section F. of Part 16 Single Family Residential Zone (RF) the minimum front yard setback of the RF Zone is reduced from 7.5 metres (25 ft.) to 4 metres (13 ft.);

- (b) In Section F. of Part 16 Single Family Residential Zone (RF) the minimum south side yard setback of the RF Zone is reduced from 1.8 metres (6 ft.) to 1.2 metres (4 ft.);
- (c) In Section F. of Part 16 Single Family Residential Zone (RF) the minimum side yard on flanking street setback of the RF Zone is increased from 3.6 metres (12 ft.) to 9 metres (30 ft.) for Lots 8 and 9 of the subdivision;
- (d) Notwithstanding Section H.2 of Part 16 Single Family Residential Zone (RF), outside parking of vehicles ancillary to a residential use shall be limited to a maximum of 2 cars or trucks;
- (e) Notwithstanding Sections H.2 and H.4 of Part 16 Single Family Residential Zone (RF) and outside parking or storage of campers, boats, or house trailers shall not be permitted;
- (f) Notwithstanding Section H.3 of Part 16 Single Family Residential Zone (RF), a driveway access is permitted only from the rear lane, and the maximum width of a driveway on the lot shall not exceed 6 metres (20 ft.);
- (g) In Section F. of Part 16 Single Family Residential Zone (RF) the minimum side yard on flanking street setback of the RF Zone is increased from 3.6 metres (12 ft.) to 10 metres (33 ft.) for Lot 33 of the subdivision, as conceptually shown on Schedule A which is attached hereto and forms part of this Development Variance Permit; and
- (h) Notwithstanding Section H.3 of Part 16 Single Family Residential Zone (RF), a driveway access is permitted only from the front yard for Lot 33.

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

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

No. 7912-0323-00 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.R15-1289

Carried

3. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2015, No. 18405"
7909-0180-00 – Gordon Dams
c/o Teck Construction LLP (Teri Hudson)
19019 – 54 Avenue - To authorize the redesignation of 19019 – 54 Avenue from Suburban (SUB) to Industrial (IND).

Authorized to draft: May 25, 2015

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

It was

Moved by Councillor Gill

Seconded by Councillor Hayne

That the Mayor and Clerk be authorized to

execute Development Permit No. 7915-0028-00 .

RES.R15-1293

Carried

I. CLERKS REPORT

J. OTHER BUSINESS

K. ADJOURNMENT

It was

Moved by Councillor Villeneuve

Seconded by Councillor Gill

That the July 13, 2015 Regular Council – Land

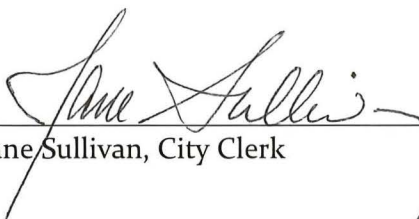
Use meeting be adjourned.

RES.R15-1294


Carried

The Regular Council - Land Use meeting adjourned at 6:03 p.m.

Certified correct:



Jane Sullivan, City Clerk



Mayor Linda Hepner