

**Present:**

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

**Absent:**

Councillor Hayne

**Staff Present:**

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

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

1. **7915-0099-00**  
**17610 - 65A Avenue**  
**Peter Chu, Peter K. Chu Architecture Inc. / 666102 BC Ltd.**  
**Director Information: Roger Rizzo, Patrizia Tossani-Rizzo**  
**Officer Information as at March 19, 2015:**  
**Roger Rizzo (Secretary, Vice President), Patrizia Tossani-Rizzo (President)**  
**467215 BC Ltd.**  
**Director Information: Elvira Calandra, Giuseppe Calandra**  
**Officer Information as at February 24, 2015**  
**Giuseppe Calandra (President), Elvira Calandra (Secretary)**  
Development Permit  
*to permit the development of a 2-storey office building and the final phase of a 3-phase office building development.*

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

It was

Moved by Councillor Gill  
Seconded by Councillor Steele  
That:

1. Council authorize staff to draft Development Permit No. 7915-0099-00 generally in accordance with the attached drawings (Appendix II).

2. Council instruct staff to resolve the following issues prior to approval:
  - (a) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department; and
  - (b) resolution of all urban design issues to the satisfaction of the Planning and Development Department.

RES.R15-1336

Carried

2. **7915-0186-00**  
**19447 - Highway No. 10 (Langley Bypass)**  
**Jordan Desrochers, Priority Permits / Richmond Holdings Ltd.**  
 Development Permit  
*to permit a replacement free-standing sign and an on-site directional sign for an automobile dealership (Galaxy Motors).*

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 the applicant's request to vary the Sign By-law as described in Appendix II.
2. Council authorize staff to draft Development Permit No. 7915-0186-00 generally in accordance with the attached drawings (Appendix V).
3. Council instruct staff to resolve the following issues prior to approval:
  - (a) ensure that all engineering requirements and issues, including the modification of the existing statutory right-of-way (SROW) document to state that if the City needs to access the water main for maintenance, repair, or replacement purposes that the owner would be responsible for the full costs of removing and reinstating the sign and all trees and landscaping within the SROW area, are addressed to the satisfaction of the General Manager, Engineering; and
  - (b) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department.

RES.R15-1337

Carried

NEWTON

3. 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)  
 Amend CD By-law No. 17920  
*to ensure the proposed small-scale drug store is operated in conjunction with a medical office.*

The Planning & Development Department recommends that a Bylaw be introduced to amend Comprehensive Development Bylaw No. 17920 and a date for Public Hearing be set.

Note: At the July 13, 2015 Regular Council -Land Use Meeting Council granted Development Variance Permit No. 7915-0200-00 approval to proceed to public notification. Planning and Development advise that the DVP is independent of this amending Bylaw.

It was Moved by Councillor Gill  
 Seconded by Councillor Steele  
 That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2013, No. 17920, Amendment Bylaw, 2015, No. 18494" pass its first reading.  
 RES.R15-1338 Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Gill  
 Seconded by Councillor Steele  
 That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2013, No. 17920, Amendment Bylaw, 2015, No. 18494" pass its second reading.  
 RES.R15-1339 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, 2013, No. 17920, Amendment Bylaw, 2015, No. 18494" be held at the City Hall on September 14, 2015, at 7:00 p.m.  
 RES.R15-1340 Carried

SURREY CITY CENTRE/WHALLEY

- 4. **7915-0213-00**  
**9278 - 120 Street**  
**Andy Aadmi, 388 Construction Ltd. / 388 Construction Ltd.**  
 Development Variance Permit  
*to vary the minimum 400-metre (1,300 ft.) separation requirement between a proposed small-scale drug store and an existing small-scale drug store.*

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

It was Moved by Councillor Gill  
Seconded by Councillor Steele  
That Council approve Development Variance  
 Permit No. 7915-0213-00 in Section E.28 of Part 4 General Provisions of Zoning By-law No. 12000, the minimum separation requirement between a small-scale drug store and an existing small-scale drug store is reduced from 400 metres (1,300 ft.) to 150 metres (490 ft.), to proceed to Public Notification.

RES.R15-1341

Carried

RESIDENTIAL/INSTITUTIONAL

CLOVERDALE/CLAYTON

- 5. **7915-0160-00**  
**6480 - 194 Street**  
**Maciej Dembek, Barnett Dembek Architects Inc. / H J Property Investment Ltd.**  
 Development Permit  
*to permit design revisions to Building No. 7 of a multi-phased, multiple unit, 4-storey residential development, in East Clayton.*

The Planning & Development Department recommends that Council approve Development Permit No. 7915-0160-00 and authorize the Mayor and Clerk to execute the Permit.

It was Moved by Councillor Gill  
Seconded by Councillor Steele  
That the Mayor and Clerk be authorized to  
 execute Development Permit No. 7915-0160-00.

RES.R15-1342

Carried

SOUTH SURREY

6. **7914-0213-00**  
**18147 - o Avenue**  
**18253 - o Avenue**  
**18115 - o Avenue**  
**Maggie Koka, Aplin & Martin Consultants Ltd. / Lapierre Holdings Ltd.,**  
**Hazelmere Golf & Tennis Club**  
 OCP Amendment from "Agricultural" to "Suburban"  
*to allow for rezoning and subdivision from 3 lots to 136 single family lots.*

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

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

- (a) The proposed development not be supported; and
- (b) The proposed development be referred back to the applicant to consider major revisions to the proposal that are consistent with the policies of the OCP and the "Rural" designation of Metro Vancouver's Regional Growth Strategy (RGS) and the Urban Containment Boundary.

RES.R15-1343

Carried

Councillor Villeneuve clarified that Application No. 7914-0213-00 will be referred back to staff to work with the Applicant as the project needs major amendments; the proposal is not in keeping with the Regional Growth Strategy (RGS) and in its current state it does not fit within the vision for the area.

Mayor Hepner requested the Applicant to speak to the referral. In response the Applicant noted that they look forward to working with staff and that the subject site outlined in the application is steep and therefore not suitable for agricultural uses.

7. **7915-0220-00**  
**2403 - 124B Street**  
**Kevin Dornan, O'Durnin Developments Ltd. / Louise A Kalutycz**  
 Development Variance Permit  
*to relax the Special Building Setback requirements and minimum allowable rear yard setback for one existing single family lot located along a collector road (24 Avenue).*

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

It was Moved by Councillor Martin  
 Seconded by Councillor Starchuk  
 That that Council approve Development  
 Variance Permit No. 7915-0220-00 varying the following, to proceed to Public  
 Notification:

- (a) to relax Part 7 Special Building Setbacks of Surrey Zoning By-law, No. 12000, by reducing the minimum required front setback from the centerline of the ultimate highway allowance for 24 Avenue from 19.5 metres (64 ft.) to 19 metres (62 ft.) for the principal building; and
- (b) to reduce the minimum rear yard (north) setback of the RF Zone, from 7.5 metres (25 ft.) to 1.8 metres (6 ft.).

RES.R15-1344

Carried**SURREY CITY CENTRE/WHALLEY**

8. **7915-0003-00**  
**10205 - 144 Street**  
**Roger Jawanda, Citiwest Consulting Ltd. / Hardeep S. Malik**  
 Rezoning from RF to RF-12 / Development Variance Permit  
*to allow subdivision into four (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 LeFranc  
 Seconded by Councillor Starchuk  
 That:

1. a By-law be introduced to rezone the subject site in Application No. 7915-0003-00 from "Single Family Residential Zone (RF)" to "Single Family Residential (12) Zone (RF-12)" and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7915-0003-00 varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum lot depth of a Type II lot in the RF-12 Zone from 22 metres (72 ft.) to 21 metres (69 ft.) for proposed Lots 1-4.
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; and
- (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.

RES.R15-1345

Carried

It was

Moved by Councillor Martin

Seconded by Councillor Villeneuve

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

Amendment Bylaw, 2015, No. 18495" pass its first reading.

RES.R15-1346

Carried

The said Bylaw was then read for the second time.

It was

Moved by Councillor Martin

Seconded by Councillor Villeneuve

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

Amendment Bylaw, 2015, No. 18495" pass its second reading.

RES.R15-1347

Carried

It was then

Moved by Councillor Martin

Seconded by Councillor Villeneuve

That the Public Hearing on "Surrey Zoning

Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18495" be held at the City Hall on September 14, 2015, at 7:00 p.m.

RES.R15-1348

Carried**9. 7915-0179-00****13618 - 100 Avenue****Graham Hicks, Varcon Inc. / Strata Owners of Plan BCS52785**

Development Variance Permit

*to permit a 15-metre (49 ft.) high radio communication tower on top of an existing residential high-rise building (Infinity Tower) in City Centre.*

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

It was

Moved by Councillor Martin

Seconded by Councillor Villeneuve

That Application No. 7915-0179-00 be

referred back to staff to work with the Applicant.

RES.R15-1349

Carried

The Applicant request that Council consider a Temporary Use Permit (TUP) in support of a City of Surrey focused radio station.

It was Moved by Councillor Villeneuve  
Seconded by Councillor Martin  
That the correspondence provided by the Applicant be received as information.

RES.R15-1350

Carried

The Applicant noted that a need was identified for an English language radio station that was focused on the City of Surrey and that the Applicant put forward an application to the Canadian Radio-television and Telecommunications Commission (CRTC). In 2014, after a Public Hearing a license was awarded for FM 107.7 which was the only remaining viable frequency to provide adequate service to Surrey. The Applicant is requesting Council to provide use of the Infinity Tower which would provide sufficient antenna height to reach the coverage goal.

Mayor Hepner noted that the height of the antenna is what is of concern to Council and requested the Applicant to speak to the requested height. In response the Applicant noted that the Infinity Tower has a parapet which would hide the majority of the antenna. If they have to resubmit their application to the CRTC for a new design scheme it would cause delays in the launch of the station. When the Applicant met with Planning Staff, the Applicant put the antenna on the inside of the parapet, and had consultations with NAV Canada and found out that a light is no longer required. The Applicant noted that he has worked with the General Manager of Planning and Staff to arrive at a creative solution for the antenna to make it more attractive and that if someone within the Arts Community can design a camouflage that is acceptable they will endeavor to work with the City to create a more aesthetically pleasing solution.

The Applicant is willing to work with a three-year TUP, and after three years they would be willing to relocate to the highest tower possible.

Council requested clarification regarding the difficulties associated with successfully camouflaging the antenna. The Applicant clarified that it would be an expensive venture to build the parapet higher and larger.

Council requested staff to provide clarity on some of the available options relative to the antenna design. In response staff noted that making changes to the design were limited due to the requirements to meet the necessary radio frequency associated with their license.

The Applicant noted that staff requested an additional smoke stack to make the antenna blend into the tower design scheme. The Applicant reiterated that there is a sheath that can be placed on the antenna and that the Applicant will make available a \$25,000 grant to work with the Public Art Advisory Committee to arrive at a solution to minimize the look.



NEWTON

- 10. **7915-0061-00**  
**15336 - 67 Avenue**  
**Jarnail Purewall, Sandhu Malri Holdings Inc. / Sandhu Malri Holdings Inc.**  
 Restrictive Covenant and Easement amendment  
*to allow businesses on a portion of the property to operate after 7:00 pm.*

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

It was Moved by Councillor Villeneuve  
Seconded by Councillor Steele  
That Council refer the application back to  
 the applicant to work with the owner of the property at 6638 - 152A Street to  
 resolve the parking deficiency issue.

RES.R15-1351

Carried

SOUTH SURREY

- 11. **7915-0131-00**  
**19180 - 36 Avenue**  
**Craig Taylor, Taylor Kurtz Architecture & Design Inc.**  
**City of Surrey with the Surrey City Development Corporation (SCDC) as the Beneficial Owner**  
 Development Permit / Development Variance Permit  
*to permit the construction of an industrial warehouse building with accessory office space*

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

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

- 1. Council authorize staff to draft Development Permit No. 7915-0131-00 generally in accordance with the attached drawings (Appendix II).
- 2. Council approve Development Variance Permit No. 7915-0131-00 varying the following, to proceed to Public Notification:
  - (a) to vary the height of stairs encroaching on the required building setback from a maximum of three (3) risers to a maximum of twenty (20) risers.

3. Council instruct staff to resolve the following issues prior to approval:
- (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
  - (d) provision of acceptable truck turning movement drawings to the satisfaction of the General Manager of Engineering; and
  - (e) Registration of an access easement with the property to the west (19130 - 36 Avenue) to establish a shared access easement.

RES.R15-1352

Carried

12. **7915-0230-00**  
**19028 - 27 Avenue**  
**Jin Li, F-Pacific Optical Communication Co. Ltd. / F-Pacific Optical Communication Co. Ltd.**  
Development Permit  
*to permit an electrical substation in the front yard setback*

The Planning & Development Department recommends that Council approve Development Permit No. 7915-0230-00 and authorize the Mayor and Clerk to execute the Permit.

It was Moved by Councillor Martin  
Seconded by Councillor Villeneuve  
That the Mayor and Clerk be authorized to  
execute Development Permit No. 7915-0230-00.

RES.R15-1353

Carried

RESIDENTIAL/INSTITUTIONALSOUTH SURREY

13. **7906-0213-00**  
**15005 - 36 Avenue**  
**Randy Dick, Portrait Homes Ltd. / 1012467 BC Ltd.**  
**Director Information: Harry Grimm, Robert Grimm**  
**No Officer Information Filed**

OCP Amendment on a portion of the property from Urban to Conservation and Recreation

NCP Amendment adjusting the boundaries between the Preservation area/open space and Cluster housing designations

Rezoning a portion of the site from A-1 to CD (based on RM-15)

Development Permit

*to permit the development of 57 townhouse units.*

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

It was

Moved by Councillor Martin  
Seconded by Councillor Villeneuve  
That:

1. A By-law be introduced to amend the OCP by re-designating a portion of the subject site in Application No. 7906-0213-00 from "Urban" to "Conservation and Recreation" 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 a portion of the site shown as Block A from "General Agriculture Zone (A-1)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
4. Council approve the applicant's request to eliminate the required indoor amenity space on the site.
5. Council authorize staff to draft Development Permit No. 7906-0213-00 generally in accordance with the attached drawings (Appendix II).
6. Council instruct staff to resolve the following issues prior to Public Hearing:

- (a) completion and City acceptance of a hydrological assessment report assessing the impact of the proposed cuts and fills, retaining walls and basements on the site on the hydrologic regime of the adjacent riparian area including recommended mitigation measures to ensure the maintenance of natural drainage and historic flow of water for tree health on the slope;
  - (b) completion and City acceptance of the QEP (R.P. Bio) report documenting how the developed site will maintain the viability of the site's habitat regional corridor along the south side of the Nicomekl River; and
  - (c) completion and City acceptance of an Eagle Nest Management Plan as per the City's Protected Species Management Plan Terms of Reference.
7. Council instruct staff to resolve the following issue 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) input from Senior Government Environmental Agencies;
  - (e) submission and approval of a geotechnical report for the site, the conditions of which will form the basis of a Hazard Lands DP for the site;
  - (f) submission of an acceptable tree survey and a statement regarding tree preservation;
  - (g) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (h) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (i) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
  - (j) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;

- (k) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
- (l) completion of a P-15 agreement with the City for maintenance and planting of riparian area;
- (m) the applicant adequately address the impact of no indoor amenity space;
- (n) registration of a Section 219 Restrictive Covenant advising future owners of adjacent agricultural operations;
- (o) registration of a Section 219 Restrictive Covenant outlining a no build, no disturb zone on the eastern side of the development site to protect the riparian area within 30 metres (100 ft.) of Barbara Creek;
- (p) registration of a right-of-way securing public passage and access to the public viewing platform proposed on-site near the 150 Street cul-de-sac; and
- (q) 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.

8. Council pass a resolution to amend the West Rosemary Heights Neighbourhood Concept Plan by adjusting the boundary of the cluster housing designation to incorporate the footprint of the proposed development site, when the project is considered for final adoption.

RES.R15-1354

Carried

It was

Moved by Councillor Martin  
 Seconded by Councillor Steele  
 That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2015, No. 18496" pass its first reading.

RES.R15-1355

Carried

The said Bylaw was then read for the second time.

It was

Moved by Councillor Martin  
 Seconded by Councillor Steele  
 That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2015, No. 18496" pass its second reading.

RES.R15-1356

Carried

- RES.R15-1357 It was then Moved by Councillor Martin  
Seconded by Councillor Steele  
That the Public Hearing on "Surrey Official  
Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2015, No. 18496" be  
held at the City Hall on September 14, 2015, at 7:00 p.m.  
Carried
- RES.R15-1358 It was Moved by Councillor Martin  
Seconded by Councillor Steele  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2015, No. 18497" pass its first reading.  
Carried
- The said Bylaw was then read for the second time.
- RES.R15-1359 It was Moved by Councillor Martin  
Seconded by Councillor Steele  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2015, No. 18497" pass its second reading.  
Carried
- RES.R15-1360 It was then Moved by Councillor Martin  
Seconded by Councillor Steele  
That the Public Hearing on "Surrey Zoning  
Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18497" be held at the City  
Hall on September 14, 2015, at 7:00 p.m.  
Carried

## C. LAND USE CONTRACT TERMINATION

### COMMERCIAL/INDUSTRIAL/AGRICULTURAL

#### CLOVERDALE/CLAYTON

1. **7915-0233-00**  
17920, 17930, 17940 - Roan Place  
17909, 17919, 17941, 17969 - Roan Place  
5455 - 180 Street  
L J Custom Sheet Metal Ltd., 82291 BC Ltd., 0733332 BC Ltd., 0756532 BC Ltd.,  
602456 BC Ltd., Shoemay Investments Inc., Ballast Holdings Ltd.,  
Saf-Holland Canada Ltd.  
Terminate Land Use Contract No. 38  
to permit the existing underlying IL Zone to come into effect.

The Planning & Development Department recommends that a By-law be introduced to terminate Land Use Contract No. 38 and a date be set for Public Hearing.

RES.R15-1361 It was Moved by Councillor Martin  
Seconded by Councillor LeFranc  
That "Surrey Land Use Contract No. 38,  
Termination Bylaw, 2015, No. 18492" pass its first reading.  
Carried

The said Bylaw was then read for the second time.

RES.R15-1362 It was Moved by Councillor Martin  
Seconded by Councillor LeFranc  
That "Surrey Land Use Contract No. 38,  
Termination Bylaw, 2015, No. 18492" pass its second reading.  
Carried

RES.R15-1363 It was then Moved by Councillor Martin  
Seconded by Councillor LeFranc  
That the Public Hearing on "Surrey Land Use  
Contract No. 38, Termination Bylaw, 2015, No. 18492" be held at the City Hall on  
September 14, 2015, at 7:00 p.m.  
Carried

2. **7915-0234-00**  
**17886, 17910, 17918, 17942, - 55 Avenue**  
**17950, 17966, 17974, 17982 - 55 Avenue**  
**5485 - 180 Street**  
**Barbara B Faliszewski, Peter L Faliszewski, Turkar Holdings Ltd.,**  
**Took Engineering Services Inc., Garren Development Ltd.,**  
**Belgrove Holdings Ltd., Cloverdale Woodworks Ltd., Frank R Lambert,**  
**Westower Communications Ltd., Guy & Brenda Holdings Ltd.**  
Terminate Land Use Contract No. 418  
*to permit the existing underlying IL Zone to come into effect.*

The Planning & Development Department recommends that a By-law be introduced to terminate Land Use Contract No. 418 and a date be set for Public Hearing.

RES.R15-1364 It was Moved by Councillor Martin  
Seconded by Councillor Gill  
That "Surrey Land Use Contract No. 418,  
Termination Bylaw, 2015, No. 18493" pass its first reading.  
Carried

The said Bylaw was then read for the second time.

RES.R15-1365	It was  Termination Bylaw, 2015, No. 18493"	Moved by Councillor Martin Seconded by Councillor Gill That "Surrey Land Use Contract No. 418, pass its second reading. <u>Carried</u>
RES.R15-1366	It was then  Contract No. 418, Termination Bylaw, 2015, No. 18493" be held at the City Hall on September 14, 2015, at 7:00 p.m.	Moved by Councillor Martin Seconded by Councillor Gill That the Public Hearing on "Surrey Land Use Contract No. 418, Termination Bylaw, 2015, No. 18493" be held at the City Hall on September 14, 2015, at 7:00 p.m. <u>Carried</u>

#### D. CORPORATE REPORTS

The Corporate Reports under date of July 27, 2015 were considered and dealt with as follows:

**Item No. L003** Proposed Official Community Plan and General Land Use Plan Amendments for a Portion of Grandview Heights  
File: 6520-20 (Grandview Heights GLUP)

**Note:** See Bylaw No. 18491 under Section H of the Regular Council – Public Hearing Agenda.

The General Manager, Planning and Development submitted a report to:

- obtain Council approval for an amendment to Surrey Official Community Plan Bylaw, 2013, No. 18020 (the "OCP Bylaw") amending the land use designation in Figure 3 (General Land Use Designations), for the Area outlined in Appendix I of this report, from Suburban (Urban Reserve) to Rural; and
- amend the land use designation in the Grandview Heights General Land Use Plan (the "GLUP"), for the area outlined in Appendix II, from Suburban Residential (1 u.p.a. max.) and Suburban Residential (1 u.p.a. to 2 u.p.a.) to Rural, and remove this area from the Neighbourhood Concept Plan ("NCP") #5 area as outlined in the GLUP.

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



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

1. Receive Corporate Report Loo3 as information;
2. Approve an amendment to Surrey Official Community Plan Bylaw, 2013, No. 18020, amending the land use designation in Figure 3 (General Land Use Designations), for the Area outlined in Appendix I of this report, from Suburban (Urban Reserve) to Rural;
3. Authorize the City Clerk to bring forward the necessary amending bylaw for the required readings and to set a date for the related public hearing.
4. Pass a resolution amending the land use designation in the Grandview Heights General Land Use Plan for the area outlined in Appendix II from Suburban Residential (1 u.p.a. max.) and Suburban Residential (1 u.p.a. to 2 u.p.a.) to Rural, and removing this area from the Neighbourhood Concept Plan #5 area as outlined in the General Land Use Plan.

RES.R15-1367

Carried

**Item No. Loo4** Proposed Road and Land Use Amendments to a Portion of the Fleetwood Town Centre Land Use Plan  
File: 6520-20 (Fleetwood Town Centre LUP)

The General Manager, Planning and Development and the General Manager, Engineering submitted a report to obtain Council's approval to amend a portion of the Fleetwood Town Centre Land Use Plan, south of Fraser Highway from 166 Street to 166B Street, in advance of a more extensive Town Centre update to facilitate road connectivity and on-going redevelopment in the area.

The General Manager, Planning and Development and the General Manager, Engineering were recommending approval of the recommendations outlined in the report.

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

1. Receive Corporate Report Loo4 as information;
2. Amend a portion of the Fleetwood Town Centre Land Use Plan with respect to the alignment of future 81A Avenue and 166 Street and adjacent land use designations, to conform to the proposed road network as shown as Option 3 in Appendix IV; and
3. Endorse the requirement for development applicants to secure the additional right-of-way required for 166 Street, subject to amendment of the Fleetwood Town Centre Land Use Plan with the Option 3 road network amendment.

RES.R15-1368 Carried

**E. DELEGATIONS**

**F. CORRESPONDENCE**

**G. NOTICE OF MOTION**

**H. BYLAWS AND PERMITS**

**BYLAW READINGS**

1. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2013, No. 18086"  
7912-0308-00 – Ethical Real Estate Ventures Ltd.  
c/o WSP Group (Clarence Arychuk)  
A-1 to CD - 7677, 7697 and 7733 - 155 Street - permit subdivision into 32 single family lots and open space.

Approved by Council: October 7, 2013

It was Moved by Councillor Gill  
Seconded by Councillor Steele  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2013, No. 18086" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R15-1369 Carried

2. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2013, No. 18010"  
7913-0014-00 – Naginder S. and Kartar K. Nijjar  
c/o Mangal Nijjar  
RH to RF - 15095 – 68 Avenue - to permit subdivision into two single family lots.

Approved by Council: July 8, 2013

RES.R15-1370

It was	Moved by Councillor Gill Seconded by Councillor Steele That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2013, No. 18010" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.
	<u>Carried</u>

3. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18400"  
7914-0305-00 – Dream Castle Homes Ltd.  
c/o Hunter Laird Engineering Ltd. (Dexter Hirabe)  
14784 – 76 Avenue - RA to RF and RF-12 – to subdivide into 4 single family lots  
(1 RF and 3 RF-12)

Approved by Council: January 12, 2015

Planning and Development advise (see memorandum dated July 22, 2015 in back-up) that it is in order for Council to pass a resolution amending the East Newton North Neighbourhood Concept Plan to redesignate the north portion of the site from Urban Residential to Urban Compact Housing.

RES.R15-1371

It was	Moved by Councillor Gill Seconded by Councillor Steele That Council amend the East Newton North Neighbourhood Concept Plan to redesignate the north portion of the site from Urban Residential to Urban Compact Housing
	<u>Carried</u>

RES.R15-1372

It was	Moved by Councillor Gill Seconded by Councillor Martin That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18400" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.
	<u>Carried</u>

4. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2014, No. 18309"  
7914-0043-00 – 0839764 BC Ltd.  
c/o Sukhpal Sran  
RA to RF – 8065 – 124 Street - to subdivide into 7 single family residential lots.

Approved by Council: September 29, 2014

**Note:** Change of Owner

It was Moved by Councillor Gill  
 Seconded by Councillor Steele  
 That "Surrey Zoning Bylaw, 1993, No. 12000,  
 Amendment Bylaw, 2014, No. 18309" be finally adopted, signed by the Mayor and  
 Clerk, and sealed with the Corporate Seal.  
 RES.R15-1373 Carried

5. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2014, No. 18329"  
 7912-0208-00 – Kewal and Amarjit Athwal, Athwal Construction Inc.,  
 Fleetwood Commerce Court Inc. and City of Surrey  
 c/o Hunter Laird Engineering Ltd. (Clarence Arychuk)  
 RA and CD to RF-9, RF-12 and RF – 2904 – 160 Street and 2954 – 161A Street –  
 to subdivide into 32 single family lots.

Approved by Council: November 3, 2014

Planning and Development advise (see memorandum dated July 22, 2015 in  
 back-up) that it is in order for Council to pass a resolution amending the  
 North Grandview Heights NCP.

It was Moved by Councillor Gill  
 Seconded by Councillor Steele  
 That Council amend the North Grandview  
 Heights NCP to redesignate the site as follows:

1. 2904 – 160 Street: from "Single Detached (4-6 upa)" to "Single Family Small  
 Lots", and from "Larger Transition Lots (2-3 upa)" to "Single Detached  
 (4-6 upa)"; and
2. 2954 – 161A Street: from "Single Detached (4-6 upa)" to "Single Family  
 Small Lots", and from "Proposed Open Space/Linear Open Space" to  
 "Single Family Lots" and "Single Detached (4-6 upa)", and from "Larger  
 Transition Lots (2-3 upa)" to "Single Detached (4-6 upa)".

RES.R15-1374 Carried

It was Moved by Councillor Gill  
 Seconded by Councillor Steele  
 That "Surrey Zoning Bylaw, 1993, No. 12000,  
 Amendment Bylaw, 2014, No. 18329" be finally adopted, signed by the Mayor and  
 Clerk, and sealed with the Corporate Seal.  
 RES.R15-1375 Carried

## BYLAWS WITH PERMITS

6. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2014, No. 18178"  
7913-0207-00 – Satvir, Manu and Monica Nijjar  
c/o Citiwest Consulting Ltd. (Roger Jawanda)  
RF to RF-12 - 12239 - 96 Avenue - to subdivide into 4 small single family lots.

Approved by Council: February 24, 2014

It was Moved by Councillor Gill  
Seconded by Councillor Steele  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2014, No. 18178" be finally adopted, signed by the Mayor and  
Clerk, and sealed with the Corporate Seal.

RES.R15-1376

Carried

**Development Variance Permit No. 7913-0207-00**  
12239 - 96 Avenue

Supported by Council: June 23, 2014

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

- (a) In Section K of Part 17A Single Family Residential (12) Zone (RF 12), the  
minimum lot width for a Type I Interior Lot is reduced from 12 metres  
(40 ft.) to 11.9 metres (39 ft.) for proposed Lots 1-4.

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

It was Moved by Councillor Gill  
Seconded by Councillor Steele  
That Development Variance Permit  
No. 7913-0207-00 be approved; that the Mayor and Clerk be authorized to sign the  
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.R15-1377

Carried

7. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2012, No. 17817"  
7912-0236-00 - Ling Zan, Yun Sun, Ai Yin and Jing Du  
c/o McElhanney Consulting Ltd. (James Pernu)  
RA to RH - 14469 and 14489 - 32 Avenue - to permit subdivision into four (4) single  
family half-acre residential lots.

Approved by Council: June 17, 2013

Planning and Development advise (see memorandum dated July 22, 2015 in back-up) that it is in order for Council to amend the Central Semiahmoo Peninsula Local Area Plan to redesignate the site from "One Acre Residential" to "Half Acre Residential".

It was Moved by Councillor Gill  
Seconded by Councillor Steele  
That Council amend the Central Semiahmoo Peninsula Local Area Plan to redesignate the site from "One Acre Residential" to "Half Acre Residential".

RES.R15-1378 Carried

It was Moved by Councillor Gill  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2012, No. 17817" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R15-1379 Carried

**Development Variance Permit No. 7912-0236-00**  
14469 and 14489 - 32 Avenue

Supported by Council: September 23, 2013

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

- (a) Section K, Part 14 Half-Acre Residential Zone (RH), the minimum lot width is reduced from 30 metres (100 ft.) to 25 metres (82 ft.) for Lots 1 to 4 inclusive; and
- (b) Section F, Part 14 Half-Acre Residential Zone (RH), the minimum front yard setback to the principal building is varied from 7.5 metres (25 ft.) to 20 metres (66 ft.).

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

It was Moved by Councillor Gill  
Seconded by Councillor Steele  
That Development Variance Permit No. 7912-0239-00 be approved; that the Mayor and Clerk be authorized to sign the 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.R15-1380 Carried

**Development Variance Permit No. 7912-0236-01**

14469 and 14489 - 32 Avenue

Supported by Council: September 29, 2014

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

- (a) Section F, Part 14 Half-Acre Residential Zone (RH), the minimum side yard setback for a principal building is reduced from 4.5 metres (15 ft.) to 3 metres (10 ft.) for Lots 1 to 4 inclusive.

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

It was Moved by Councillor Gill  
Seconded by Councillor Steele  
That Development Variance Permit  
 No. 7912-0236-01 be approved; that the Mayor and Clerk be authorized to sign the 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.R15-1381

Carried

- 8. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2014, No. 18375"  
 7914-0037-00 – IK Homes Inc.  
 c/o WG Architecture Inc. (Wojciech Grzybowicz)  
 2421 – 164 Street and 16349 – 24 Avenue - RA to RM-30 – to permit the development of a 40-unit townhouse development.

Approved by Council: December 15, 2014

Planning and Development advise (see memorandum dated July 22, 2015 in back-up) that it is in order for Council to pass a resolution amending the Morgan Heights NCP to redesignate the site from 10-15 upa Medium Density to 20-30 upa Medium-High Density.

It was Moved by Councillor Gill  
Seconded by Councillor Steele  
That Council amend the Morgan Heights  
 NCP to redesignate the site from 10-15 upa Medium Density to 20-30 upa Medium-High Density.

RES.R15-1382

Carried

It was Moved by Councillor Gill  
 Seconded by Councillor Steele  
 That "Surrey Zoning Bylaw, 1993, No. 12000,  
 Amendment Bylaw, 2014, No. 18375" be finally adopted, signed by the Mayor and  
 Clerk, and sealed with the Corporate Seal.  
 RES.R15-1383 Carried

**Development Variance Permit No. 7914-0037-00**

2421 - 164 Street

Supported by Council: May 11, 2015

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

- (a) In Section F of Part 22 of Surrey Zoning By-law, 1993, No. 12000, as amended, the minimum setback from the property line is varied from 7.5 metres (25 ft.) to:
- i. 4.5 metres (14.7 ft.) along the south property line;
  - ii. 3.5 metres (11.5 ft.) along the east property line;
  - iii. 4.76 metres (15.6 ft.) and 7.0 metres (23 ft.) along the west property line; and
  - iv. 3.0 metres (10 ft.) and 5.0 metres (16 ft.) along the north property line.

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

It was Moved by Councillor Gill  
 Seconded by Councillor Steele  
 That Development Variance Permit  
 No. 7914-0037-00 be approved; that the Mayor and Clerk be authorized to sign the 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.R15-1384 Carried

**Development Permit No. 7914-0037-00**

2421 - 164 Street

To permit development of a 40 unit townhouse development.

Authorized to draft: April 27, 2015

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



It was Moved by Councillor Gill  
 Seconded by Councillor Steele  
 That the Mayor and Clerk be authorized to  
 execute Development Permit No. 7914-0037-00.  
 RES.R15-1385 Carried

9. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2014, No. 18267"  
 7911-0165-00 – Emanuelle's Opus Developments Ltd. and  
 A River's Dance Developments Ltd.  
 c/o Barnett Dembek Architects Inc. (Maciej Dembek)  
 To redesignate 14605 Winter Crescent from Suburban (SUB) and Urban (URB) to  
 Multiple Residential (RM).

Approved by Council: July 7, 2014

Planning and Development advise (see memorandum in dated July 24, 2015 in back-up) that the issues raised at the Public Hearing have been resolved and it is in order for Council to grant final adoption to these bylaws. In addition, it is in order for Council to amend the King George Highway Corridor Local Area Plan to redesignate the site from Residential Recreational and Clustering at 8 upa to Townhouses and Apartments.

It was Moved by Councillor Gill  
 Seconded by Councillor Steele  
 That Council amend the King George  
 Highway Corridor Local Area Plan to redesignate the site from Residential  
 Recreational and Clustering at 8 upa to Townhouses and Apartments.  
 RES.R15-1386 Carried

It was Moved by Councillor Gill  
 Seconded by Councillor Steele  
 That "Surrey Official Community Plan Bylaw,  
 2013, No. 18020, Amendment Bylaw, 2014, No. 18267" be finally adopted, signed by  
 the Mayor and Clerk, and sealed with the Corporate Seal.  
 RES.R15-1387 Carried

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2014, No. 18268"  
 7911-0165-00 - A-1 and RA to CD – 14605 Winter Crescent - to develop  
 66 townhouse units and a 73 unit, 4-storey apartment building with underground  
 parking.

Approved by Council: July 7, 2014

Planning and Development advise (see memorandum dated July 24, 2015 in back-up) that it is in order for Council to pass a resolution that following Third Reading of the Rezoning Bylaw it was noted the Bylaw failed to take into account

the fact that the retaining wall structure 1.5 metres from the western side yard property line would be counted as a structure. It is therefore recommended that Council rescind Third Reading of Bylaw No. 18268 and amended accordingly.

RES.R15-1388 It was Moved by Councillor Gill  
Seconded by Councillor Steele  
That Council rescind Resolution R14-1434 of  
the July 21, 2014 Regular Council Public Hearing meeting granting third reading to  
"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2014, No. 18268".  
Carried

It was Moved by Councillor Gill  
Seconded by Councillor Steele  
That Council amend "Surrey Zoning Bylaw,  
1993, No. 12000, Amendment Bylaw, 2014, No. 18268" as follows:

1. by inserting a new section F.5 after section F.4:
  - "5. Notwithstanding Section F.1 and the definition of setbacks in Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as retaining walls may be permitted to encroach up to 1.5 metres [5 ft.] from the side lot line."
2. renumber the remainder of the section accordingly.

RES.R15-1389 Carried

RES.R15-1390 It was Moved by Councillor Gill  
Seconded by Councillor Steele  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2014, No. 18268" pass its third reading, as amended.  
Carried

RES.R15-1391 It was Moved by Councillor Gill  
Seconded by Councillor Steele  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2014, No. 18268" be finally adopted, signed by the Mayor and  
Clerk, and sealed with the Corporate Seal.  
Carried

**Development Permit No. 7911-0165-00**  
14605 Winter Crescent

To permit the development of 66 townhouse units and a 73 unit, four (4) storey apartment building with underground parking.

Authorized to draft: July 7, 2014

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

It was Moved by Councillor Gill  
 Seconded by Councillor Steele  
 That the Mayor and Clerk be authorized to  
 execute Development Permit No. 7911-0165-00.

RES.R15-1392

Carried

#### PERMIT APPROVALS

10. **Temporary Use Permit No. 7913-0196-00**  
 7913-0196-00 - 0971200 BC Ltd.  
 c/o Krahn Engineering Ltd. (David Batten)  
 18833 - 52 Avenue

To allow truck parking prior to construction of the building, for a maximum of 2 years.

Supported by Council: November 12, 2013

Planning and Development advise (see memorandum dated July 22, 2015 in back-up) that all outstanding conditions have been met including the installation and maintenance of the landscaping buffer along the north property line.

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

It was Moved by Councillor Gill  
 Seconded by Councillor Steele  
 That Temporary Industrial Use Permit  
 No. 7913-0196-00 be approved; that the Mayor and Clerk be authorized to sign the 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.R15-1393

Carried

#### APPLICATIONS/BY-LAWS/PERMITS TO BE CLOSED

11. **Development Application No. 7903-0340-00**  
 7903-0340-00 - Stanley Scheves  
 c/o Pacific Land Resource Group (Oleg Verbenkov)  
 To discharge Land Use Contract No. 583 from the site located at 17350 - No. 10 (56 Avenue) Highway - to allow the underlying "Light Impact Industrial Zone (IL)" to regulate the site and allow the development of a new industrial

Approved: April 2, 2007

Planning and Development advise (see memorandum dated July 22, 2015 in back-up) that the application be closed. Legal Services has confirmed that because the Developer did not enter into a Development Agreement by January 17, 1980, Land Use Contract No. 583 is null and void and the property is now regulated by the Light Impact Industrial Zone (IL) of Surrey Zoning By-law No. 12000. Land Use Contract Discharge By-law No. 16357A is redundant.

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

No. 7903-0340-00 and file "Surrey Land Use Contract No. 583 Authorization By-law, 1978, No. 5750, Discharge By-law, 2007, No. 16357A"

RES.R15-1394

Carried

12. **Development Application No. 7912-0107-00**

7912-0107-00 - Onkar S. Toor, Sandeep S. Lally, Balihar K. Bains, Balvir K. Toor, Douglas Louie, Elaine Louie, Jay Raey, Renuka Raey, Jin Kang, Myung Kang, Scott Peebles, Andrew Peebles and Patricia Peebles  
c/o HY Engineering Ltd. (Lori Joyce)

RA to RF and RM-15: 9662, 9676, 9716, 9746 and 9768 – 161A Street – to subdivide into 54 single family lots and two future townhouse projects in combination with project 7912-0108-00, 7912-0109-00 and 7912-0110-00

Approved by Council: February 24, 2014

Planning and Development advise (see memorandum dated July 22, 2015 in back-up) that the application be closed. Twelve of the registered owners have withdrawn their properties from the application and all of the registered owners have submitted a new development Application No. 7915-0228-00.

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

No. 7912-0107-00 and file "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2014, No. 17971"

RES.R15-1395

Carried

13. **Development Application No. 7912-0108-00**

7912-0108-00 - Gurnam S. Samra, Jaswant K. Samra, Tejinder K. Sharma, Kanchan Sharma, Kamaljeet Khehra, Narinder Khehra  
c/o HY Engineering Ltd. (Lori Joyce)

RA to RF and RM-15: 9697, 9725, 9745, 9763 – 162A Street - to permit subdivision into 54 single family lots and two future townhouse projects in combination with project 7912-0107-00, 7912-0109-00 and 7912-0110-00

Approved by Council: February 24, 2014

Planning and Development advise (see memorandum dated July 22, 2015 in back-up) that the application be closed. Three of the registered owners have withdrawn their properties from the application and all of the registered owners have submitted a new development Application No. 7915-0228-00.

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

No. 7912-0108-00 and file "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2014, No. 17973"

RES.R15-1396

Carried

14. **Development Application No. 7912-0109-00**

7912-0109-00 - Jessica Allan, Heidi Ciachurski, Bhangu Holdings Ltd., Wan Park, Surinderjit S. Rai, Harpreet K. Samra, Jaswant K. Samra, Saudagar S. Bahia and Gurpal S. Sahota

c/o H.Y. Engineering Ltd. (Lori Joyce)

RA to RF: 9702, 9722, 9734 and 9774 - 162A Street - to permit subdivision into 54 single family lots and two future townhouse projects in combination with project 7912-0107-00, 7912-0108-00 and 7912-0110-00

Approved by Council: February 24, 2014

Planning and Development advise (see memorandum dated July 22, 2015 in back-up) that the application be closed. Two of the registered owners have withdrawn their properties from the application and all of the registered owners have submitted a new development Application No. 7915-0228-00.

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

No. 7912-0109-00 and file "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2014, No. 17974"

RES.R15-1397

Carried

**BYLAWS WITH PERMITS (CONT.)**

15. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2013, No. 17940"  
7911-0223-00 - Alison Sanghe, Sukhwinder Sanghe and April Creek Developments Ltd.  
c/o Grandview Joint Ventures. (Alison Davies)  
RA to CD - 2979, 3005, 3047 - 168 Street, 16636, 16664, 16686 and 16722 - 32 Avenue - to permit subdivision into 67 single family lots, a community detention pond and a park.

Approved by Council: May 6, 2013

Planning and Development advise (see memorandum dated July 23, 2015 in back-up) that it is in order for Council to pass a resolution amending the North Grandview Heights Neighbourhood Concept Plan to modify the local road network, to add a community detention facility and to modify the Open Space/Linear Open Space Network.

It was Moved by Councillor Gill  
 Seconded by Councillor Steele  
 That Council amend the North Grandview Heights Neighbourhood Concept Plan to modify the local road network, to add a community detention facility and to modify the Open Space/Linear Open Space Network.

RES.R15-1398

Carried

It was Moved by Councillor Gill  
 Seconded by Councillor Steele  
 That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2013, No. 17940" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R15-1399

Carried

**Development Variance Permit No. 7911-0223-01**

2979, 3005, 3047 – 168 Street, 16636, 16664, 16686 and 16722 – 32 Avenue

Supported by Council: May 14, 2014

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

- (a) In Section F. Yards and Setbacks "Comprehensive Development Zone (CD)" (Bylaw No. 17940) the minimum front yard setback of principal building may be reduced from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) on proposed Lots 11, 23, 33, 34, 35, 36, 37 and 38;
- (b) In Section F. Yards and Setbacks "Comprehensive Development Zone (CD)" (Bylaw No. 17940) one minimum side yard setback of principal building may be reduced from 3.0 metres (10 ft.) to 2.0 metres (6.5 ft.) on proposed Lots 11, 18, 22, 23, 25, 28 and 38;
- (c) In Section F. Yards and Setbacks "Comprehensive Development Zone (CD)" (Bylaw No. 17940) one minimum side yard setback of principal building may be reduced from 3.0 metres (10 ft.) to 1.2 metres (4 ft.) on proposed Lots 19; and

- (d) In Section F. Yards and Setbacks "Comprehensive Development Zone (CD)" (Bylaw No. 17940) one minimum side yard setback on a flanking street of principal building may be reduced from 7.5 metres (25 ft.) to 4.0 metres (13 ft.) on proposed Lots 3, 26 and 38.

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

It was Moved by Councillor Gill  
 Seconded by Councillor Steele  
 That Development Variance Permit No. 7911-0223-01 be approved; that the Mayor and Clerk be authorized to sign the 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.R15-1400

Carried

16. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2012, No. 17701" 7912-0005-00 - Herbert and Sybill Koehl  
 c/o Citiwest Consulting Ltd. (Roger Jawanda)  
 RA to RF - 16977 - o Avenue - to permit subdivision into 3 single family lots.

Approved by Council: June 25, 2012

It was Moved by Councillor Gill  
 Seconded by Councillor Steele  
 That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2012, No. 17701" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R15-1401

Carried

**Development Variance Permit No. 7912-0005-00**  
 16977 - o Avenue

Supported by Council: July 9, 2012

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

- (a) In Part 16, Section F of Surrey Zoning By-law, 1993, the minimum front yard setback is reduced from 7.5 metres (25 ft.) to 6 metres (20 ft.) for an attached garage or carport, and the minimum front yard setback is reduced from 7.5 metres (25 ft.) to 4 metres (13 ft.) for the remainder of the principal dwelling.

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

It was Moved by Councillor Gill  
Seconded by Councillor Steele  
That Development Variance Permit  
No. 7912-0005-00 be approved; that the Mayor and Clerk be authorized to sign the  
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.R15-1402 Carried

**I. CLERKS REPORT**

**J. OTHER BUSINESS**


**K. ADJOURNMENT**

It was Moved by Councillor Gill  
Seconded by Councillor Steele  
That the July 27, 2015 Regular Council – Land

Use meeting be adjourned.  
RES.R15-1403 Carried

The Regular Council - Land Use meeting adjourned at 5:59 p.m.

Certified correct:

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

  
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Mayor Linda Hepner