

Present:

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

Absent:**Staff Present:**

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

A. ADOPTION OF MINUTES**B. LAND USE APPLICATIONS****COMMERCIAL/INDUSTRIAL/AGRICULTURAL****FLEETWOOD/GUILDFORD**

1. **7915-0295-00**
10183 - 152A Street
Irene Horvath / West Coast Hay Management 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 Hayne
That Council approve Development Variance

Permit No. 7915-0295-00 to vary Section E.28 of Part 4 General Provisions of Zoning By-law No. 12000, that 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 20 metres (66 ft.), to proceed to Public Notification.

RES.R15-1633

Carried

SURREY CITY CENTRE/WHALLEY

2. **7915-0203-00**
11125 - 124 Street
Roger Amenyogbe, LP Landplan Architecture Inc. / 0912712 BC Ltd
Director Information: Peter Chung
Officer Information as at June 9, 2015: Peter Moon Chung (President, Secretary)
 Temporary Use Permit
to allow renewal of an existing TUP to permit an existing church to remain on site for an additional three years.

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 Temporary Use Permit

No. 7915-0203-00 to proceed to Public Notification.

RES.R15-1634

Carried

RESIDENTIAL/INSTITUTIONALFLEETWOOD/GUILDFORD

3. **7915-0062-00**
14674 - St. Andrews Drive
Roger Jawanda, Citiwest Consulting Ltd. / Gerald Van Wyngaarden,
Hannelore Van Wyngaarden
 Rezoning from RA to RF
to allow subdivision into two (2) single family lots.

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

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

1. a Bylaw be introduced to rezone the subject site in Planning Application No. 7915-0062-00, from "One-Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)" and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;

- (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
- (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
- (d) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
- (e) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture; and
- (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.

RES.R15-1635 Carried

It was Moved by Councillor Gill
Seconded by Councillor Hayne
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2015, No. 18528" pass its first reading.

RES.R15-1636 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. 18528" pass its second reading.

RES.R15-1637 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. 18528" be held at the City
Hall on October 20, 2015, at 7:00 p.m.

RES.R15-1638 Carried

COMMERCIAL/INDUSTRIAL/AGRICULTURAL

SURREY CITY CENTRE/WHALLEY

4. **7915-0211-00**
10214 - 120 Street
Bassem Daoud / 1021064 BC Ltd
Director Information: Bassem G Daoud
No Officer Information Filed
Temporary Use Permit
to permit limousine and party bus dispatch and associated parking for a 3-year period.

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 Temporary Use Permit No. 7915-0211-00 to proceed to Public Notification.
2. 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) submission of a temporary trailer permit application; and
 - (d) completion of Pre-Servicing Requirements identified for the proposed limousine and party bus dispatch and associated parking (Schedule C of Appendix IV).

RES.R15-1639

Carried

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

1. **7912-0138-00**
13924 - 56 Avenue
Maggie Koka, Aplin & Martin Consultants Ltd. / Hua Deng
 Development Variance Permit
to permit setback variances on a proposed subdivision into six (6) single family lots.

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

It was Moved by Councillor Gill
 Seconded by Councillor Hayne
 That Council approve Development Variance
 Permit No. 7912-0138-00 varying the following, to proceed to Public Notification:

- (a) to increase the minimum front yard setback of the principal building in the RH Zone from 7.5 metres (25 ft.) to 15 metres (50 ft.) on proposed Lots 1 and 2;
- (b) to reduce the minimum front yard setback of the principal building in the RH Zone from 7.5 metres (25 ft.) to 5.0 metres (16 ft.) on proposed Lots 4 and 5; and
- (c) to increase the minimum west side yard setback of the principal building in the RH Zone from 4.5 metres (15 ft.) to 7.0 metres (23 ft.) on proposed Lot 5.

RES.R15-1640

Carried**D. LAND USE CONTRACT TERMINATION****COMMERCIAL/INDUSTRIAL/AGRICULTURAL****FLEETWOOD/GUILDFORD**

1. **7915-0318-00**
19580 - Telegraph Trail
Viru Industrial Park Ltd
 Terminate Land Use Contract No. 156
to permit the existing underlying IL Zone to come into effect.

The Planning & Development Department recommends that a Bylaw be introduced to terminate Land Use Contract No. 156 and a date be set for Public Hearing.

RES.R15-1641 It was Moved by Councillor Gill
Seconded by Councillor Hayne
That "Surrey Land Use Contract No. 156,
Termination Bylaw, 2015, No. 18525" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R15-1642 It was Moved by Councillor Gill
Seconded by Councillor Hayne
That "Surrey Land Use Contract No. 156,
Termination Bylaw, 2015, No. 18525" pass its second reading.
Carried

RES.R15-1643 It was then Moved by Councillor Gill
Seconded by Councillor Hayne
That the Public Hearing on "Surrey Land Use
Contract No. 156, Termination Bylaw, 2015, No. 18525" be held at the City Hall on
October 20, 2015, at 7:00 p.m.
Carried

NEWTON

2. **7915-0284-00**
7660, 7680, 7714, 7728, 7742, and 7746- 134 Street
13447, 13557 and 13566 - 77 Avenue
Units 101, 102, 103, 104, 7690 - 134 Street
A-Best Autobody & Frame Ltd, KBS Holdings Ltd, Elvin Nelson,
Alice M Gregorowich, Catharina Nelson, Patsons Holdings Inc,
Mostad Publications Ltd, H.Y. Louie Co. Limited, Agility Business Corp,
Jaspal K Chohan, Sunny K Chohan, Gurmeet Dhillon, Daljit S Dhillon
531546 BC Ltd.:
Director Information: Manjit Singh Jaswal
Officer Information as at November 21, 2014:
Manjit Singh Jaswal (President, Secretary)
Terminate Land Use Contract No. 339
to permit the existing underlying IL Zone for the western lots and CHI Zone for the eastern lots, to come into effect.

The Planning & Development Department recommends that a Bylaw be introduced to terminate Land Use Contract No. 339 and a date be set for Public Hearing.

RES.R15-1644 It was Moved by Councillor Gill
Seconded by Councillor Hayne
That "Surrey Land Use Contract No. 339,
Termination Bylaw, 2015, No. 18527" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R15-1645 It was Moved by Councillor Gill
Seconded by Councillor Hayne
That "Surrey Land Use Contract No. 339,
Termination Bylaw, 2015, No. 18527" pass its second reading.
Carried

RES.R15-1646 It was then Moved by Councillor Gill
Seconded by Councillor Hayne
That the Public Hearing on "Surrey Land Use
Contract No. 339, Termination Bylaw, 2015, No. 18527" be held at the City Hall on
October 20, 2015, at 7:00 p.m.
Carried

E. CORPORATE REPORTS

F. CORRESPONDENCE

G. NOTICE OF MOTION

H. BYLAWS AND PERMITS

BYLAW READINGS

1. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2013, No. 17926"
7912-0229-00 – Kirpaul S. Grewal
c/o Sanderson Planning Ltd. (Michael Sanderson)
CD (BL 16728) to CD - 2932 – 160 Street - to allow subdivision into 4 single family
lots (3 RF-9 on Block B and 1 RF on Block A).

Approved by Council: April 22, 2013

RES.R15-1647 It was Moved by Councillor Gill
Seconded by Councillor Hayne
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2013, No. 17926" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.
Carried

2. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2013, No. 17920, Amendment Bylaw, 2015, No. 18494"
7915-0200-00 – McLellan Mews Holdings Ltd. and 0937861 B.C. Ltd.
c/o Gill Professional Management Inc. (Randeep Gill)
6321 King George Boulevard - to amend CD Bylaw No. 17920 in order to ensure the proposed small-scale drug store is operated in conjunction with a medical office.

Approved by Council: July 27, 2015

It was Moved by Councillor Gill
Seconded by Councillor Hayne
That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2013, No. 17920, Amendment Bylaw, 2015, No. 18494" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R15-1648

Carried

3. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2014, No. 18257"
7913-0225-00 – Luay and Catherine Dindo
c/o Thoroughbred Properties (Graham Edwards)
RF to RF-O – 1681 Ocean Park Road - to permit the development of a single family dwelling on an oceanfront lot.

Approved by Council: July 7, 2014

It was Moved by Councillor Gill
Seconded by Councillor Hayne
That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2014, No. 18257" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R15-1649

Carried

4. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2014, No. 18280"
7914-0023-00 – Dhaliwal Developers Ltd.
c/o Mainland Engineering Design Corp. (Avnash Banwait)
RF to RF-12 - 9072 and 9082 – 148 Street – to subdivide into 7 small single family lots.

Note: Change of Owner/Agent

Approved by Council: July 21, 2014

It was Moved by Councillor Gill
 Seconded by Councillor Hayne
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2014, No. 18280" be finally adopted, signed by the Mayor and
 Clerk, and sealed with the Corporate Seal.
 RES.R15-1650 Carried

5. "Surrey Land Use Contract No. 290, Authorization By-law, 1976, No. 5020, Partial
 Discharge By-law, 2013, No. 17969"
 7912-0261-00 – Greenside Development Corporation
 c/o H.Y. Engineering Ltd. (Theresa Rawle)
 To discharge Land Use Contract No. 290 to allow the underlying RM-15 Zone to
 regulate the site located at 19382 Fraser Highway.

Approved by Council: June 17, 2013

It was Moved by Councillor Gill
 Seconded by Councillor Hayne
 That "Surrey Land Use Contract No. 290,
 Authorization By-law, 1976, No. 5020, Partial Discharge By-law, 2013, No. 17969" be
 finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate
 Seal.
 RES.R15-1651 Carried

"Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2013, No. 17970"
 RM-15 to RF-12 - 19382 Fraser Highway - to allow subdivision into 4 single family
 lots.

Approved by Council: June 17, 2013

It was Moved by Councillor Gill
 Seconded by Councillor Hayne
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment By-law, 2013, No. 17970" be finally adopted, signed by the Mayor and
 Clerk, and sealed with the Corporate Seal.
 RES.R15-1652 Carried

BYLAWS WITH PERMITS

6. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2014, No. 18341"
 7914-0015-00 - Twin City Developments Inc.
 c/o CitiWest Consulting Ltd. (Roger Jawanda)
 RA to RF-SD and RF-12 - 8709 - 162 Street - to subdivide into 10 RF-SD lots and
 1 RF-12 lot.

Approved by Council: December 1, 2014

* Planning and Development advise (see memorandum dated September 23, 2015 in back-up) that it is in order for Council to pass a resolution amending the Fleetwood Town Centre Plan to redesignate the site from Medium Density Townhouses to Single Family Urban.

It was Moved by Councillor Gill
Seconded by Councillor Hayne
That Council amend the Fleetwood Town Centre Plan to redesignate the site from Medium Density Townhouses to Single Family Urban.

RES.R15-1653 Carried

It was Moved by Councillor Gill
Seconded by Councillor Hayne
That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2014, No. 18341" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R15-1654 Carried

Development Variance Permit No. 7914-0015-00
8709 - 162 Street

Supported by Council: December 15, 2014

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

- (a) Section H.6 of Part 17A Single Family Residential (12) Zone (RF-12) is varied to permit a double garage from the front of a Type I corner lot on proposed Lot 11.

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

It was Moved by Councillor Gill
Seconded by Councillor Hayne
That Development Variance Permit No. 7914-0015-00 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.R15-1655 Carried

7. "Surrey Land Use Contract No. 591, Authorization Bylaw, 1978, No. 5774, Partial Discharge Bylaw, 2008, No. 16823, Partial Discharge Bylaw, 2013, No. 18099" 7912-0256-00 – 1028483 B.C. Ltd.
c/o Barnett Dembek Architects Inc. (Maciej Dembek)
To partially discharge Land Use Contract No. 591 to allow the underlying Single Family Residential Zone to regulate the site.

Note: Change of Owner

Approved by Council: October 28, 2013

It was Moved by Councillor Gill
Seconded by Councillor Hayne
That "Surrey Land Use Contract No. 591, Authorization Bylaw, 1978, No. 5774, Partial Discharge Bylaw, 2008, No. 16823, Partial Discharge Bylaw, 2013, No. 18099" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R15-1656

Carried

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2013, No. 18100" RF to CD- 9909 and 9921 – 140 Street - to permit the development of a 35-unit, 4-storey apartment building with townhouses on the ground floor.

Approved by Council: October 28, 2013

It was Moved by Councillor Gill
Seconded by Councillor Hayne
That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2013, No. 18100" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R15-1657

Carried

Development Permit No. 7912-0256-00
9909 and 9921 – 140 Street

To permit the development of a 35-unit, 4-storey apartment building with townhouses on the ground floor.

Authorized to draft: October 28, 2013

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. 7912-0256-00 .
 RES.R15-1658 Carried

PERMIT APPROVALS

8. **Development Variance Permit No. 7914-0304-00**
 Nagina Property Ltd.
 Pacific Land Group (c/o Oleg Verbenkov)
 13578 - 88 Avenue

Supported by Council: April 13, 2015

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

- (a) The sum of one half of the ultimate *highway* allowance and the *front yard setback* in Section F Yards and Setbacks, is varied from 28.5 metres (94 ft.) to 23.3 metres (76.4 ft.) for the portion of the Land within Block C.

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

It was Moved by Councillor Gill
 Seconded by Councillor Hayne
 That Development Variance Permit
 No. 7914-0304-00 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.R15-1659 Carried

9. **Development Permit No. 7915-0099-00**
 467215 B.C. Ltd. and 666102 B.C. Ltd.
 c/o Peter K. Chu Architecture Inc. (Peter K. Chu)
 17610 - 65A Avenue

To permit the development a 2-storey office building and the final phase of a 3-phase office building development

Authorized to draft: July 27, 2015

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

Development Permit No. 7915-0188-00

6611 – 152A Street

Authorized to draft: June 29, 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. 7915-0188-00.

RES.R15-1663

Carried

12. **Development Variance Permit No. 7915-0148-00**

Elegant Holdings Ltd.
c/o Sanford Design Group (Dave Sanford)
6638 – 152A Street

Supported by Council: July 13, 2015

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

- (a) In Section 2.G. Height of Buildings, Item 1. is varied to increase the height of a principal building from 12.0 metres (40 feet) to 12.6 metres (41.5 feet).

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

It was Moved by Councillor Gill
Seconded by Councillor Hayne
That Development Variance Permit
No. 7915-0148-00 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.R15-1664

Carried

Development Permit No. 7915-0148-00

6638 – 152A Street

To permit the development of an industrial/business park building with second-storey banquet hall.

Authorized to draft: June 29, 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. 7915-0148-00.
RES.R15-1665 Carried

I. CLERKS REPORT

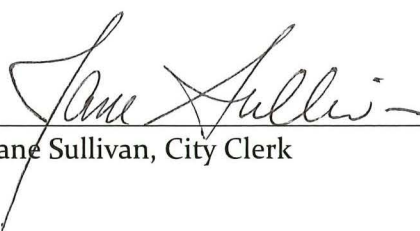
J. OTHER BUSINESS

K. ADJOURNMENT

It was Moved by Councillor Gill
Seconded by Councillor Hayne
That the September 28, 2015 Regular Council
- Land Use meeting be adjourned.
RES.R15-1666 Carried

The Regular Council - Land Use meeting adjourned at 5:52 p.m.

Certified correct:


Jane Sullivan, City Clerk


Mayor Linda Hepner