

Present:

Chairperson - Councillor Woods
Councillor Gill
Councillor Hayne
Councillor LeFranc
Councillor Martin
Councillor Steele
Councillor Villeneuve

Absent:

Mayor Hepner
Councillor Starchuk

Staff Present:

City Clerk
City Manager
Assistant 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. **7915-0149-00**
19005 - 52 Avenue
Peter Lovick , PJ Lovick Architect / BJT Holdings Ltd.
Development Permit
to permit the development of an industrial 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. Council authorize staff to draft Development Permit No. 7915-0149-00 generally in accordance with the attached drawings (Appendix II).
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 road dedication plan 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; and
- (f) registration of a shared access easement with the neighbouring property to the west (18949 – 52 Avenue).

RES.R15-1867

Carried**FLEETWOOD/GUILDFORD**

2. **7915-0236-00**
10436 - 173 Street
Lukas Wykpis, Keystone Architecture & Planning Ltd. / 0940380 B.C. Ltd.
Director Information: Darlene Olivier, Clayton Olivier
Office Information as at May 11, 2014: Clayton Olivier (President),
Darlene Olivier (Secretary)
 Development Permit / Development Variance Permit
to permit the development of an industrial 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. Council authorize staff to draft Development Permit No. 7915-0236-00 generally in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7915-0236-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the landscaping strip requirement of the I-P(2) Zone from a width of 5.0 metres (16 ft.) to a minimum of 1.4 metres (5 ft.) along portions of the northeast property line (104A Avenue).
3. Council instruct staff to resolve the following issues prior to approval:

- (a) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department.

RES.R15-1868

CarriedNEWTON

3. **7915-0226-00**
12101 - 72 Avenue
 Chris Parrish, Cache Ventures Inc. / Riokim Holdings (Strawberry Hill) Inc.
 Development Permit
to permit installation of a comprehensive sign package and exterior façade renovation.

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

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

1. Council approve the applicant's request to vary the Sign By-law as described in Appendix II to Planning Application No. 7915-0226-00.
2. Council approve Development Permit No. 7915-0226-00 for a comprehensive sign design package and authorize the Mayor and Clerk to execute the Permit.

RES.R15-1869

CarriedSOUTH SURREY

4. **7915-0239-00**
3557 - 190 Street
Bill Vendenberg, Aura Investments Ltd.
 Development 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 Gill
 Seconded by Councillor Martin
 That:

1. Council authorize staff to draft Development Permit No. 7915-0239-00 generally in accordance with the attached drawings (Appendix II).

2. Council instruct staff to resolve the following issues prior to final approval:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department; and
 - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department.

RES.R15-1870

CarriedRESIDENTIAL/INSTITUTIONALCLOVERDALE/CLAYTON

5. **7915-0219-00**
18571 – No. 10 Highway (56 Avenue)
18591 – No. 10 Highway (56 Avenue)
Mike Kompter, Hub Engineering Inc. / Bruno Zappone / Harbans K. Gill
 Rezoning from RA to RF
to allow subdivision into 15 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 Martin
 That:

1. a Bylaw be introduced to rezone the subject site in Application No. 7915-0219-00 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) 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) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
- (f) 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
- (g) demolition of existing accessory buildings and structures to the satisfaction of the Planning and Development Department.

RES.R15-1871 Carried

It was Moved by Councillor Gill
 Seconded by Councillor Martin
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2015, No. 18544" pass its first reading.

RES.R15-1872 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. 18544" pass its second reading.

RES.R15-1873 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. 18544" be held at the City
 Hall on November 16, 2015, at 7:00 p.m.

RES.R15-1874 Carried

FLEETWOOD/GUILDFORD

6. 7915-0297-00
 11125 - 155 Street
**Harpinder Billing, Mainland Engineering Consultants Corp. /
 Sasha R. Podwinski/ Jordon W. Risi**
 Development Variance Permit
*to increase the maximum lot coverage and to reduce the rear yard setback to in order
 to permit the construction of a two-storey addition, including double garage, to the
 existing 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 Martin
 That Council approve Development Variance
 Permit No. 7915-0297-00, varying the following, to proceed to Public Notification:

- (a) to vary the maximum lot coverage of the RF Zone from 34% to 36%; and
- (b) to reduce the minimum rear yard (west) setback of the RF Zone for the principal building from 7.5 metres (25 ft.) to 1.5 metres (4.9 ft.).

RES.R15-1875

Carried

7. **7915-0275-00**
7706 - 155 Street
Mike Kompter, Hub Engineering Inc., Margaret L. Tasker,
Michael P. Von Hahn, Charles P. Von Hahn
 NCP Amendment from 1/4 Acre Gross Density (4 upa) to Low-Medium Density Cluster (5 upa)
 Rezoning from RA to RF
to allow future consolidation with the proposed lot to the south and subdivision into 4 single family lots.

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

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

1. a Bylaw be introduced to rezone the subject site in Application No. 7915-0275-00 from "One-Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)" and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;

- (d) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (e) registration of a Section 219 Restrictive Covenant for "no build" on a portion of 7706 – 155 Street (proposed Lot 1) until future consolidation with a portion the adjacent property to the south (7690 - 155 Street);
- (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
- (g) the applicant address open space requirements of the Fleetwood Enclave Infill Area Concept Plan, to the satisfaction of the General Manager, Planning and Development; and
- (h) the applicant provide an additional community benefit to address the additional pressure that an amendment to the "Low-Medium Density Cluster (5 upa)" designation will have on the larger community, to the satisfaction of the General Manager, Parks, Recreation and Culture.

3. Council pass a resolution to amend the Fleetwood Enclave Infill Area Concept Plan to redesignate the land from "1/4 Acre Gross Density 4 (upa)" to "Low-Medium Density Cluster (5 upa)" when the project is considered for final adoption.

RES.R15-1876 Carried

It was Moved by Councillor Gill
 Seconded by Councillor Martin
 That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18545" pass its first reading.

RES.R15-1877 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. 18545" pass its second reading.

RES.R15-1878 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. 18545" be held at the City Hall on Monday, November 16, 2015, at 7:00 p.m.

RES.R15-1879 Carried

NEWTON

8. **7915-0169-00**
7627 - 148 Street
7643 - 148 Street
Theresa Rawle, H.Y. Engineering Ltd., Superstar Homes Ltd.
OCP amendment from Suburban to Urban / NCP amendment from Transitional Suburban to Urban Residential / Rezoning from RA to RF / Development Variance Permit
to allow subdivision into 3 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 Martin
That:

1. a Bylaw be introduced to amend the Official Community Plan (OCP) by redesignating the subject site in Application No. 7915-0169-00 from Suburban to Urban and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 879 of the Local Government Act.
3. a Bylaw be introduced to rezone the properties located at 7643 - 148 Street and 7627 - 148 Street from "One-Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)" and a date be set for Public Hearing.
4. Council approve Development Variance Permit No. 7915-0169-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum front yard setback of the RF Zone on proposed Lot 2 from 7.5 metres (25 ft.) to 6.5 metres (21 ft.);
 - (b) to reduce the minimum front yard setback for a maximum 50% of the width of the principal building of the RF Zone on proposed Lot 2 from 5.5 metres (18 ft.) to 5 metres (16 ft.); and
 - (c) to reduce the minimum side yard setback of the RF Zone on proposed Lot 2 from 1.8 metres (6 ft.) to 1.5 metres (5 ft.).
5. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where

necessary, are addressed to the satisfaction of the General Manager, Engineering;

- (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
- (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
- (d) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
- (e) registration of a Section 219 Restrictive Covenant to provide notice to future property owners that Guildford Golf Course is situated within the Agricultural Land Reserve and may, at some time in the future, engage in farming operations.

6. Council pass a resolution to amend East Newton North NCP to redesignate the land from Transitional Suburban to Urban Residential when the project is considered for final adoption.

RES.R15-1880 Carried

It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2015, No. 18546" pass its first reading.

RES.R15-1881 Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2015, No. 18546" pass its second reading.

RES.R15-1882 Carried

It was then Moved by Councillor Gill
Seconded by Councillor Martin
That the Public Hearing on "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2015, No. 18546" be held at the City Hall on Monday, November 16, 2015, at 7:00 p.m.

RES.R15-1883 Carried

3. Council instruct staff to resolve the following issue prior to final adoption:

(a) finalization of the Housing Agreement Amendment.
RES.R15-1887 Carried

It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Rosemary Housing Agreement
Authorization By-law, 2006, No. 15951, Amendment By-law, 2009, No. 17088,
Amendment Bylaw, 2012, No. 17852, Amendment Bylaw, 2015, No. 18548" pass its
first reading.

RES.R15-1888 Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Rosemary Housing Agreement
Authorization By-law, 2006, No. 15951, Amendment By-law, 2009, No. 17088,
Amendment Bylaw, 2012, No. 17852, Amendment Bylaw, 2015, No. 18548" pass its
second reading.

RES.R15-1889 Carried

The said Bylaw was then read for the third time.

It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Rosemary Housing Agreement
Authorization By-law, 2006, No. 15951, Amendment By-law, 2009, No. 17088,
Amendment Bylaw, 2012, No. 17852, Amendment Bylaw, 2015, No. 18548" pass its
third reading.

RES.R15-1890 Carried

10. **7915-0157-00**
2820 - 160 Street
Mike Helle, Coastland Engineering & Surveying Ltd., Jennifer Jean Franklin,
Perry Gordon Franklin
NCP Amendment from Single Detached (4-6 u.p.a) to Single Family Small Lots
Rezoning from RA to RF
to allow subdivision into three (3) single family residential 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. 7915-0157-00 from "One-Acre Residential Zone (RA)" to "Single Family Residential (12) Zone (RF-12)" and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
 - (e) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
3. Council pass a resolution to amend the North Grandview Heights NCP to redesignate the site from Single Detached (4-6 u.p.a.) to Single Family Small Lots when the project is considered for final adoption.

RES.R15-1891 Carried

It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2015, No. 18549" pass its first reading.

RES.R15-1892 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. 18549" pass its second reading.

RES.R15-1893 Carried

It was then
Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18549" be held at the City Hall on Monday, November 16, 2015, at 7:00 p.m.

RES.R15-1894

Moved by Councillor Gill
Seconded by Councillor Martin
That the Public Hearing on "Surrey Zoning
Carried

11. **7915-0371-00**
17146 - 20 Avenue
Shaun Giesbrecht, Matrix Contracting / Carol J. Ager
Development Variance Permit
to increase the maximum height of an accessory building.

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

It was
Permit No. 7915-0371-00, to increase the maximum height of an accessory structure in the RA Zone from 4.0 metres (13 ft.) to 7.32 metres (24 ft.), to proceed to Public Notification.

RES.R15-1895

Moved by Councillor Gill
Seconded by Councillor Martin
That Council approve Development Variance
Carried

12. **7915-0249-00**
14360 - 27 Avenue
Sumanpreet Purewal, Manvir S. Purewal
Development Variance Permit
to reduce the side yard setback to facilitate the construction of a new single family dwelling.

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

It was
Permit No. 7915-0249-00, to reduce the minimum west side yard setback of the CD Zone (Bylaw No. 17425) for 14360-27 Avenue, from 4.5 metres (15 ft.) to 3.0 metres (10 ft.), to proceed to Public Notification.

RES.R15-1896

Moved by Councillor Gill
Seconded by Councillor Martin
That Council approve Development Variance
Carried

CLOVERDALE/CLAYTON

13. **7914-0348-00**
18522 - 70 Avenue / 18542 - 70 Avenue
18570 - 70 Avenue / 18490 - 70 Avenue
Anthem West Clayton Developments Ltd.
Rezoning from RA to RM-30 / Development Permit /
Development Variance Permit
to permit the development of approximately 143 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 site in Application No. 7914-0348-00 from "One-Acre Residential Zone (RA)" to "Multiple Residential 30 Zone (RM-30)" and a date be set for Public Hearing.
2. Council approve the applicant's request to reduce the amount of required indoor amenity space from 429 square metres (4,618 sq. ft.) to 184 square metres (1,977 sq. ft.).
3. Council authorize staff to draft Development Permit No. 7914-0348-00 generally in accordance with the attached drawings (Appendix II).
4. Council approve Development Variance Permit No. 7914-0348-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum front, rear, east and west side yard setbacks of the principal buildings in the RM-30 Zone from 7.5 metres (25 ft.) to varying distances ranging from 3.0 metres (10 ft.) to 6.0 metres (20 ft.), as outlined in Schedule A of the Development Variance Permit.
5. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;

- (d) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
- (e) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
- (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (g) registration of a Section 219 Restrictive Covenant to specifically identify the allowable tandem parking arrangement and to prohibit the conversion of the tandem parking spaces into livable space;
- (h) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture; and
- (i) the applicant adequately address the impact of reduced indoor amenity space.

RES.R15-1897 Carried

It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2008, No. 18550" pass its first reading.

RES.R15-1898 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, 2008, No. 18550" pass its second reading.

RES.R15-1899 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, 2008, No. 18550" be held at the City
Hall on Monday, November 16, 2015, at 7:00 p.m.

RES.R15-1900 Carried

C. LAND USE CONTRACT TERMINATION

INDUSTRIALSURREY CITY CENTRE/WHALLEY

1. 7915-0329-00

11405 - 132A Street / 11406 - 132A Street / 11415 - 132A Street / 11416 - 132A Street
 11426 - 132A Street / 11435 - 132A Street / 11436 - 132A Street / 11455 - 132A Street
 11456 - 132A Street / 11475 - 132A Street / 11476 - 132A Street
 11502 - 132A Street, Unit 1 / 11502 - 132A Street, Unit 2
 11502 - 132A Street, Unit 3 / 11502 - 132A Street, Unit 4
 11502 - 132A Street, Unit 5 / 11503 - 132A Street / 11514 - 132A Street
 11517 - 132A Street / 11528 - 132A Street / 11531 - 132A Street
 11538- 132A Street, Unit 100 / 11538 - 132A Street, Unit 102
 11538 - 132A Street, Unit 104, 11538 - 132A Street, Unit 106
 11538 - 132A Street, Unit 108, 11538 - 132A Street, Unit 110
 11538 - 132A Street, Unit 112, 11538 - 132A Street, Unit 212
 11538 - 132A Street, Unit 202, 11545 - 132A Street / 11558 - 132A Street
 11559 - 132A Street / 11568 - 132A Street

Dee Holdings Ltd., Ram Manufacturing Ltd., Partap Holdings Ltd.,
 Winnie M. Tsao, Humphrey W. Tsao , Metro Systems Ltd.,
 P M K Holdings Co. Ltd., Shek P. Low, Eddie Low,
 Shineguard Industries Inc., Joann Blaszczyk, Tatjana Sever ,
 Frank P. Sever, Mirsolaw Soltysik , Magdalena Soltysik , Ann C. Mcdougall,
 Randy Mcdougall , Shui C. Wu , Frank F. Wu, Anna L. Brand,
 Joseph A. Brand, Dawn C. Sheck , Diane R. Benoit , Joel J. Thomlinson ,
 Paul A. Van Diessen, Beverly J. Melnychuk , Blackstock Industrial Inc. ,
 A N A Holdings Ltd., M C A Land Development Corp
 Tenable Tires Services Ltd., Blue Steel Ltd., Kevin Kim, Ethelrine H. Kim
 Christine A. Jameson, 0920433 B.C. Ltd.

Director Information:

Xiao Hong Christy Chen, Jiang Tao Zhu

No Officer Information filed as at September 15, 2013: 619952 B.C. Ltd.

Director Information: Kirk, MacKenzie

Officer Information:

Kirk MacKenzie (President, Secretary), 0751327 B.C. Ltd.

Director Information: Sylvia C. Andre, Rameshwar Sharma

No Officer Information filed as at March 13, 2014

Terminate Land Use Contract No. 179

to permit the existing underlying IL Zone to come into effect.

The General Manager, Planning & Development was recommending that a Bylaw be introduced to terminate Land Use Contract No. 179, and a date be set for Public Hearing.

- RES.R15-1901 It was Moved by Councillor Martin
Seconded by Councillor Gill
That "Surrey Land Use Contract No. 179,
Termination Bylaw, 2015, No. 18529." pass its first reading.
Carried
- The said Bylaw was then read for the second time.
- RES.R15-1902 It was Moved by Councillor Martin
Seconded by Councillor Gill
That "Surrey Land Use Contract No. 179,
Termination Bylaw, 2015, No. 18529." pass its second reading.
Carried
- RES.R15-1903 It was then Moved by Councillor Martin
Seconded by Councillor Gill
That the Public Hearing on "Surrey Land Use
Contract No. 179, Termination Bylaw, 2015, No. 18529." be held at the City Hall on
Monday, November 30, 2015, at 7:00 p.m.
Carried

D. ITEMS REFERRED BACK**E. CORPORATE REPORTS****F. CORRESPONDENCE****G. NOTICE OF MOTION****H. BYLAWS AND PERMITS****BYLAW READINGS**

- "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18452"
7915-0033-00 – City of Surrey
c/o City of Surrey, Realty Services Division (Avril Wright)
C-4 to RF-12 - 5948 and 5956 – 184 Street - to subdivide into 5 single family small lots.

Approved by Council: May 11, 2015

Planning and Development advise (see memorandum dated October 26, 2015 in back-up) that a provision has been added to the Building Scheme to require a landscape buffer consisting of a cedar hedge, be provided at the rear of the 5 proposed lots, to address concerns raised by representatives of the adjacent temple.

It was Moved by Councillor Martin
 Seconded by Councillor Gill
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2015, No. 18452" be finally adopted, signed by the Mayor and
 Clerk, and sealed with the Corporate Seal.
 RES.R15-1904 Carried

PERMIT APPROVALS

- 2. **Development Variance Permit No. 7914-0240-00**
 Zhi W. Cao and Yuan Guo
 c/o Aplin & Martin Consultants Ltd. (Maggie Koka)
 6661 – 168 Street

Supported by Council: July 27, 2015

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

- (a) In Sub-section F.1(b) of Part 10 General Agricultural Zone (A-1) the maximum setback of a single family dwelling from the front lot line is increased from 50 metres (164 ft.) to 173 metres (567 ft.); and
- (b) In Sub-section J.2(b) of Part 10 General Agricultural Zone (A-1) the maximum depth of the farm residential footprint measured from the front lot line is increased from 60 metres (197 ft.) to 183 metres (600 ft.).

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

It was Moved by Councillor Martin
 Seconded by Councillor Gill
 That Development Variance Permit
 No. 7914-0240-00 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.R15-1905 Carried

- 3. **Development Variance Permit No. 7915-0131-00**
 City of Surrey with Surrey City Development Corporation (SCDC) as the Beneficial Owner
 c/o Taylor Kurtz Architecture & Design Inc. (Craig Taylor)
 19180 – 36 Avenue

Supported by Council: September 14, 2015

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

- (a) Section 17(b) of Part 4 "General Provisions" to permit stairs consisting of up to twenty (20) risers to encroach into the building setback area.

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

It was Moved by Councillor Martin
 Seconded by Councillor Gill
 That Development Variance Permit No. 7915-0131-00 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.R15-1906

Carried

Development Permit No. 7915-0131-00
 19180 - 36 Avenue

To permit the construction of an industrial warehouse building with accessory office space.

Authorized to draft: July 27, 2015

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

It was Moved by Councillor Martin
 Seconded by Councillor Gill
 That the Mayor and Clerk be authorized to execute Development Permit No. 7915-0131-00.

RES.R15-1907

Carried

APPLICATIONS/BY-LAWS/PERMITS TO BE CLOSED

- 4. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2012, No. 17734"
 7906-0472-00 - Happy Mall Enterprises Inc.
 c/o Pacific Land Resource Group Inc. (Oleg Verbenkov)
 RA to CD - 15832 Croydon Drive, 15829, 15859 - 24 Avenue and Portion of Road Allowance
 To permit the development of a gasoline station and retail commercial development.

Note: Change of ownership

Approved by Council: July 23, 2012

Planning and Development advise (see memorandum dated October 23, 2015 in back-up) that the file has been inactive for approximately three years and the property is under new ownership. A registered letter was sent to the applicant on August 28, 2015 advising that unless outstanding requirements were addressed within 30 days, the file would be closed. In response to the letter, the new owner's agent has consented to closing this file. Council is requested to close Application No. 7906-0472-00 and file Bylaw No. 17734.

It was Moved by Councillor Martin
Seconded by Councillor Gill
That Council close Application
No. 7906-0472-00 and file "Surrey Zoning By-law, 1993, No. 12000, Amendment
By-law, 2012, No. 17734".

RES.R15-1908

Carried

I. CLERKS REPORT

J. OTHER BUSINESS

K. ADJOURNMENT

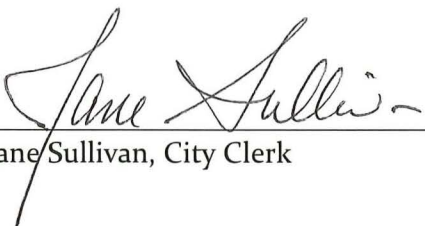
It was Moved by Councillor Martin
Seconded by Councillor Gill
That the November 2, 2015 Regular Council –
Land Use meeting be adjourned.

RES.R15-1909


Carried

The Regular Council - Land Use meeting adjourned at 5:40 p.m.

Certified correct:



Jane Sullivan, City Clerk



Dave Woods, Acting Mayor