

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

**A. ADOPTION OF MINUTES****B. LAND USE APPLICATIONS****COMMERCIAL/INDUSTRIAL/AGRICULTURAL****SOUTH SURREY**

1. **7915-0321-00**  
**6833 - King George Boulevard**  
**Bil Koonar, John Volken Foundation / John Volken Foundation**  
Temporary Use Permit  
*to permit the development of a temporary greenhouse building for agricultural research purposes.*

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

It was

Moved by Councillor Villeneuve  
Seconded by Councillor Martin  
That:

1. Council approve Temporary Use Permit No. 7915-0321-00 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.

RES.R15-2062

Carried

Council requested clarification of the location of the proposed greenhouse with respect to King George Boulevard. Staff clarified that the greenhouse will not be visible from King George Boulevard and will be location adjacent to 135A Street.

Staff were requested to bring a rendering of the greenhouse to the Public Hearing.

### SURREY CITY CENTRE/WHALLEY

2. **7915-0356-00**  
**10449 - Scott Road**  
**Lou Smith, Wesgroup Properties Ltd. / Pacific Link Industrial Park Ltd.**  
 Development Permit  
*to permit additional fascia and directional signs on an industrial warehouse building in South Westminster.*

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 approve the applicant's request to vary the Sign By-law as described in Appendix II of Planning Application No. 7915-0356-00.
2. Council approve Development Permit No. 7915-0356-00 for a comprehensive sign design package and authorize the Mayor and Clerk to execute the Permit.

RES.R15-2063

Carried

### RESIDENTIAL/INSTITUTIONAL

#### CLOVERDALE/CLAYTON

3. **7914-0252-00**  
**5466 - 184 Street**  
**Roger Jawanda, Citiwest Consulting Ltd. / Batt Development Ltd.**  
 Rezoning from RA to CD (based on RH-G)  
*to allow subdivision into four (4) small suburban single family lots.*

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. a Bylaw be introduced to rezone the subject site in Planning Application No. 7914-0252-00, from "One-Acre Residential Zone (RA )" to "Comprehensive Development Zone (CD)" 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) registration of a Section 219 Restrictive Covenant for "no-build" on portions of proposed Lot 2 for the purpose of tree protection;
  - (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
  - (g) registration of a Section 219 Restrictive Covenant on proposed Lots 3 and 4 to require garage access from 184A Street only;
  - (h) 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
  - (i) the applicant address the 15% cash-in-lieu of open space associated with gross density type lots to the satisfaction of the General Manager, Planning and Development Department.

RES.R15-2064

Carried



It was Moved by Councillor Martin  
Seconded by Councillor Steele  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2015, No. 18606" pass its first reading.  
RES.R15-2065 Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Martin  
Seconded by Councillor Steele  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2015, No. 18606" pass its second reading.  
RES.R15-2066 Carried

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. 18606" be held at the City  
Hall on December 14, 2015, at 7:00 p.m.  
RES.R15-2067 Carried

4. **7915-0351-00**  
**19439 - 72 Avenue**  
**Mike Kompter, Hub Engineering Inc. / 0829526 B.C. Ltd., Inc. No. 0829526**  
**Director Information: Prabjot Kaur Randhawa**  
**No Officer Information Filed as at July 7, 2014**  
Rezoning from CD By-law No. 17619 to RF-SD  
*to allow subdivision into 8 small lots for 8 semi-detached homes.*

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. a Bylaw be introduced to rezone the subject site in Planning Application No. 7915-0351-00, from "Comprehensive Development Zone" (By-law No. 17619) to "Semi-Detached Residential Zone (RF-SD)" and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;



- (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (d) registration of a Section 219 Restrictive Covenant on proposed Lots 1 to 8 for structural independence;
  - (e) registration of a Section 219 Restrictive Covenant on proposed Lots 1 to 8 to ensure no building permit is issued until a registered professional approves and certifies the building plans comply with the British Columbia Building Code;
  - (f) registration of a Section 219 Restrictive Covenant on proposed Lots 1 to 8 advising future homeowners that secondary suites are not permitted in the RF-SD Zone;
  - (g) registration of an access easement on proposed Lots 1 to 8 for the maintenance of exterior finishes and drainage;
  - (h) registration of an access easement on proposed Lots 1 to 8 for the maintenance and use of a party wall; and
  - (i) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department.
3. Council instruct staff to remove Development Permit No. 7911-0127-00 from title when the project is considered for final adoption.
  4. Council pass a resolution to amend the East Clayton Neighbourhood Concept Plan (NCP) Extension – North of 72 Avenue by removing the reference to "Proposed Manor House" when the project is considered for final adoption.

RES.R15-2068

Carried

It was

Moved by Councillor Martin

Seconded by Councillor Steele

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

Amendment Bylaw, 2015, No. 18607" pass its first reading.

RES.R15-2069

Carried

The said Bylaw was then read for the second time.

It was

Moved by Councillor Martin

Seconded by Councillor Steele

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

Amendment Bylaw, 2015, No. 18607" pass its second reading.

RES.R15-2070

Carried

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. 18607" be held at the City  
 Hall on December 14, 2015, at 7:00 p.m.  
 RES.R15-2071 Carried

### FLEETWOOD/GUILDFORD

5. **7915-0134-00**  
**11019 - 157 Street**  
**Mike Kompter, Hub Engineering Inc. / Viggo K. Svendsen**  
 Rezoning from RA to RF  
*to allow 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 Martin  
 Seconded by Councillor Steele  
 That:

1. a Bylaw be introduced to rezone the subject site in Planning Application No. 7915-0134-00, 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 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.R15-2072 Carried

RES.R15-2073 It was Moved by Councillor Martin  
Seconded by Councillor Steele  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2015, No. 18608" pass its first reading.  
Carried

The said Bylaw was then read for the second time.

RES.R15-2074 It was Moved by Councillor Martin  
Seconded by Councillor Steele  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2015, No. 18608" pass its second reading.  
Carried

RES.R15-2075 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. 18608" be held at the City  
Hall on December 14, 2015, at 7:00 p.m.  
Carried

6. **7915-0094-00**  
**16518 Fraser Highway**  
**16530 Fraser Highway**  
**Brent Carlson, Anthem 16518 Fraser Developments Ltd. / Anthem 16518**  
**Fraser Developments Ltd.**  
Rezoning from RA to RM-30 and RF / Development Permit / Development  
Variance Permit  
*to permit the development of approximately 58 townhouse units in Fleetwood.*

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. a Bylaw be introduced to rezone a portion of the subject site in Planning Application No. 7915-0094-00, as shown as Block A on the Survey Plan attached as Appendix I from "One-Acre Residential Zone (RA)" to "Multiple Residential 30 Zone (RM-30)" and the portion of the subject site shown as Block B on the Survey Plan attached as Appendix I from "One-Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)", and a date be set for Public Hearing.
2. Council approve the applicant's request to reduce the amount of required indoor amenity space from 172 square metres (1,855 square feet) to 67 square metres (720 square feet).



3. Council authorize staff to draft Development Permit No. 7915-0094-00 generally in accordance with the attached drawings (Appendix II).
4. Council approve Development Variance Permit No. 7915-0094-00, varying the following, to proceed to Public Notification:
  - (a) To reduce the minimum south rear yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.0 metres (13 ft.) to the building face and to 2.9 metres (10 ft.) to the roof overhangs;
  - (b) To reduce the minimum west side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) to the building face and to 2.1 metres (7.0 ft.) to the roof overhangs; and
  - (c) To reduce the minimum east side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) to the building face and to 2.1 metres (7.0 ft.) to the roof overhangs of the townhouse buildings and to 2.0 metres (6.6 ft.) to the building face and to 0.5 metres (1.7 ft.) to the roof overhangs of the indoor amenity building.
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 finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (c) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (d) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
  - (e) 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;
  - (f) submission of an acoustical report for the units adjacent to Fraser Highway and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;
  - (g) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture; and

- (h) the applicant adequately address the impact of reduced indoor amenity space.

RES.R15-2076

Carried

Council requested Staff to clarify that future road access for this location has been finalized. Staff advised that a Corporate Report to Council (2015-L004) for approval to amend the Fleetwood Town Centre Land Use Plan to facilitate road connectivity was approved in July. There will be an extension of 166 Street to connect to Watson Drive.

It was

Moved by Councillor Martin

Seconded by Councillor Steele

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

Amendment Bylaw, 2015, No. 18609" pass its first reading.

RES.R15-2077

Carried

The said Bylaw was then read for the second time.

It was

Moved by Councillor Martin

Seconded by Councillor Steele

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

Amendment Bylaw, 2015, No. 18609" pass its second reading.

RES.R15-2078

Carried

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. 18609" be held at the City Hall on December 14, 2015, at 7:00 p.m.

RES.R15-2079

Carried**7. 7914-0121-00****15289 - 88 Avenue****Thomas Morton, Fleetwood Village Development Ltd.**

OCP Amendment from Urban to Commercial

Rezoning from RF to CD (based upon RM-70 and C-8)

General Development Permit

*to permit a phased, mixed-use retail, office, and multiple unit residential development.*

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. a Bylaw be introduced to amend the OCP by redesignating the subject site in Planning Application No. 7914-0121-00, from Urban to Commercial and a date be set for Public Hearing.
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 subject site from "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
4. Council authorize staff to draft General Development Permit No. 7914-0121-00 generally in accordance with the attached drawings (Appendix II).
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) 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) 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.

RES.R15-2080

Carried

Council requested Staff to clarify whether or not future road access for this subdivision has been finalized to address access and egress concerns.

Staff advised that there is a full intersection proposed at 88th Avenue and Fleetwood Way, as well as access from 152A and Fraser Highway, and via a rear laneway that is parallel to Fraser Highway.

It was Moved by Councillor Martin  
Seconded by Councillor Steele  
That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2015, No. 18610" pass its first reading.

RES.R15-2081

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. 18610" pass its second reading.

RES.R15-2082

Carried

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. 18610" be held at the City Hall on December 14, 2015, at 7:00 p.m.

RES.R15-2083

Carried

It was Moved by Councillor Martin  
Seconded by Councillor Steele  
That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18611" pass its first reading.

RES.R15-2084

Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Martin  
Seconded by Councillor Steele  
That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18611" pass its second reading.

RES.R15-2085

Carried

It was then  
Bylaw, 1993, No. 12000, Amendment on December 14, 2015, at 7:00 p.m.

Moved by Councillor Martin  
Seconded by Councillor Steele  
That the Public Hearing on "Surrey Zoning Bylaw, 2015, No. 18611" be held at the City Hall

RES.R15-2086 Carried

### SOUTH SURREY

8. **7915-0286-00**  
**14186 - 25A Avenue**  
**Michael Helle, Coastland Engineering & Surveying Ltd. / Frances Pezzente**  
Rezoning from RA to RH  
*to allow subdivision into 4 half-acre lots.*

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. a Bylaw be introduced to rezone the subject site in Planning Application No. 7915-0286-00, from "One-Acre Residential Zone" (RA ) to "Half-Acre Residential Zone (RH)" and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) 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) 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 Central Semiahmoo Peninsula Local Area Plan to redesignate the land from "One-Acre" to "Half-Acre Gross Density" when the project is considered for final adoption.

RES.R15-2087

Carried

It was

Moved by Councillor Martin

Seconded by Councillor Steele

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

Amendment Bylaw, 2015, No. 18612" pass its first reading.

RES.R15-2088

Carried

The said Bylaw was then read for the second time.

It was

Moved by Councillor Martin

Seconded by Councillor Steele

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

Amendment Bylaw, 2015, No. 18612" pass its second reading.

RES.R15-2089

Carried

It was then

Moved by Councillor Martin

Seconded by Councillor Woods

That the Public Hearing on "Surrey Zoning

Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18612" be held at the City Hall on December 14, 2015, at 7:00 p.m.

RES.R15-2090

Carried

9. **7915-0377-00**  
**15951 - Humberside Avenue**  
**George Beck / Irene R. Beck**  
 Development Variance Permit  
*to reduce the minimum side yard setback on a flanking street for an existing accessory 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 Woods

That Council approve Development Variance

Permit No. 7915-0377-00, to reduce the minimum side yard setback on a flanking street for an accessory building from 7.5 metres (25 ft.) to 3.4 metres (11 ft.), to proceed to Public Notification.

RES.R15-2091

Carried



SURREY CITY CENTRE/WHALLEY

10. 7915-0325-00  
 8960 - 126 Street  
**Sukhwinder Sethi / Raghudeep S. Sihota**  
 Development Variance Permit  
*to relax the special building setback requirements for a proposed single family dwelling on a lot located along a collector road (126 Street).*

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

It was Moved by Councillor Gill  
 Seconded by Councillor Woods  
 That Council approve Development Variance

Permit No. 7915-0325-00, to relax Part 7 Special Building Setbacks, to reduce the sum of one-half of the ultimate highway allowance for 126 Street and the west (side yard on flanking street) setback for the principal building from 15.6 metres (51 ft.) to 13.6 metres (45 ft.), to proceed to Public Notification.

RES.R15-2092

Carried

RESIDENTIAL/INSTITUTIONALFLEETWOOD/GUILDFORD

11. 7915-0228-00  
 9662 - 161A Street, 9676 - 161A Street, 9716 - 161A Street, 9746 - 161A Street  
 9768 - 161A Street, 9678 - 162A Street, 9697 - 162A Street, 9702 - 162A Street  
 9722 - 162A Street, 9725 - 162A Street, 9745 - 162A Street, 9734 - 162A Street  
 9774 - 162A Street, 9763 - 162A Street, 9666 - 162A Street  
**Munny Berar, Woodbridge Properties Ltd. / Various Owners**  
 OCP Amendment of a portion from Urban to Multiple Residential  
 Rezoning from RA to RM-30, RF and RF-12  
 Development Permit / Development Variance Permit  
*to permit the development of 302 townhouse units, 8 single family lots, and 2 single family small lots.*

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

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

1. a Bylaw be introduced to amend the OCP by redesignating a portion of the subject site in Planning Application No. 7915-0228-00, (Appendix VII) from Urban to Multiple Residential and a date be set for Public Hearing.

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 Block A of the subject site as shown on the attached Survey Plan attached as Appendix I from "One-Acre Residential Zone (RA)" to "Multiple Residential 30 Zone (RM-30)", Block B on the attached Survey Plan from "One-Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)" and Block C on the attached Survey Plan from "One-Acre Residential Zone (RA)" to "Single Family Residential (12) Zone (RF-12)" and a date be set for Public Hearing.
4. Council approve the applicant's request to reduce the amount of required indoor amenity space from 906 square metres (9,749 square feet) to 334 square metres (3,539 square feet).
5. Council authorize staff to draft Development Permit No. 7915-0228-00 generally in accordance with the attached drawings (Appendix II).
6. Council approve Development Variance Permit No. 7915-0228-00, varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum north, south, 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 3.5 metres (11 ft.) to 6.9 metres (22 ft.), as outlined in Schedule A of the attached Development Variance Permit No. 7915-0228-00.
  - (b) to vary the Zoning By-law to increase the maximum number of risers permitted within the setback area as follows:
    - i. from 3 to 6 for Buildings 1-4, 11 and 12; and
    - ii. from 3 to 8 risers for Building 25; and
  - (c) to vary the RM-30 Zone to permit 15 visitor parking stalls within the setback areas adjacent to Mitchell Greenway.
7. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;

- (c) the applicant adequately address the comments and concerns from Metro Vancouver;
- (d) the applicant adequately address the comments from the Fire Department;
- (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
- (f) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
- (g) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
- (h) 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;
- (i) provision of community benefit to satisfy the OCP Amendment policy for OCP Amendment applications;
- (j) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (k) completion of the road closure and acquisition of portions of 162A Street;
- (l) completion of the road closure, acquisition and transfer of the south portion of the existing 96B Avenue cul-de-sac bulb in consultation with the owner of 16206 – 96B Avenue;
- (m) 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;
- (n) 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;
- (o) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department; and
- (p) the applicant adequately address the impact of reduced indoor amenity space.

RES.R15-2093

Carried



RES.R15-2094 It was Moved by Councillor Gill  
Seconded by Councillor Woods  
That "Surrey Official Community Plan Bylaw,  
2013, No. 18020, Amendment Bylaw, 2015, No. 18613" pass its first reading.  
Carried

The said Bylaw was then read for the second time.

RES.R15-2095 It was Moved by Councillor Gill  
Seconded by Councillor Woods  
That "Surrey Official Community Plan Bylaw,  
2013, No. 18020, Amendment Bylaw, 2015, No. 18613" pass its second reading.  
Carried

RES.R15-2096 It was then Moved by Councillor Gill  
Seconded by Councillor Woods  
That the Public Hearing on "Surrey Official  
Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2015, No. 18613" be  
held at the City Hall on December 14, 2015, at 7:00 p.m.  
Carried

RES.R15-2097 It was Moved by Councillor Gill  
Seconded by Councillor Woods  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2015, No. 18614" pass its first reading.  
Carried

The said Bylaw was then read for the second time.

RES.R15-2098 It was Moved by Councillor Gill  
Seconded by Councillor Woods  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2015, No. 18614" pass its second reading.  
Carried

RES.R15-2099 It was then Moved by Councillor Gill  
Seconded by Councillor Woods  
That the Public Hearing on "Surrey Zoning  
Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18614" be held at the City Hall  
on December 14, 2015, at 7:00 p.m.  
Carried

NEWTON

## 12. 7914-0293-00

7955 - 140 Street

Roger Jawanda, Citiwest Consulting Ltd. / 0939827 B.C. Ltd.

Director Information: Avtar Singh Saran / Sukhninder S. TakharNo Officer information filed as at May 4, 2015Rezoning a portion of the site from RF to RF-12 / Development Variance Permit  
to allow subdivision into seven (7) 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 Woods

That:

1. a Bylaw be introduced to rezone the portion of the subject site in Planning Application No. 7914-0293-00, shown as Block B on the attached Survey Plan (Appendix II) 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. 7914-0293-00, varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum front yard setback of the RF Zone from 7.5 metres (25 ft.) to 5.0 metres (16 ft.) on proposed Lot 1;
  - (b) to reduce the minimum rear yard setback of the RF Zone from 7.5 metres (25 ft.) to 5.5 metres (18 ft.) on proposed Lot 1;
  - (c) to reduce the minimum side yard setback of the RF Zone from 1.8 metres (6 ft.) to 1.5 metres (5 ft.) for the east side yard on proposed Lot 1; and
  - (d) to increase the minimum side yard setback of the RF Zone from 1.8 metres (6 ft.) to 6.5 metres (21 ft.) for the west side yard on proposed Lot 1.
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 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;
- (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
- (g) registration of a Section 219 Covenant requiring driveway access from the rear lane on proposed Lots 1-3.

RES.R15-2100

Carried

Council asked for clarification regarding access to this subdivision and the status of tree retention.

Staff advised that access to Lots 1, 2 and 3 will be via a rear lane and pedestrian access will be from 79A Avenue. The cul-de-sac on 79A Avenue is not complete and staff will be working with the applicant to preserve as many trees as possible.

It was Moved by Councillor Gill  
 Seconded by Councillor Woods  
 That "Surrey Zoning Bylaw, 1993, No. 12000,  
 Amendment Bylaw, 2015, No. 18615" pass its first reading.

RES.R15-2101

Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Gill  
 Seconded by Councillor Woods  
 That "Surrey Zoning Bylaw, 1993, No. 12000,  
 Amendment Bylaw, 2015, No. 18615" pass its second reading.

RES.R15-2102

Carried

It was then Moved by Councillor Gill  
 Seconded by Councillor Woods  
 That the Public Hearing on "Surrey Zoning  
 Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18615" be held at the City Hall  
 on December 14, 2015, at 7:00 p.m.

RES.R15-2103

Carried



**SOUTH SURREY**

13. 7915-0031-00  
2256 - 164 Street  
2286 - 164 Street  
Kevin Dhaliwal, Essence Properties Inc. / Roberto Velenosi, 024007 B.C. Ltd.  
**Director Information: Amardeep Kevin Dhaliwal**  
**No Officer Information Filed**

NCP Amendment from "Cluster Housing 10-15 upa" to "Multiple Residential 15-25 upa" / Rezoning from RA to RM-30  
Development Permit / Development Variance Permit  
*to permit the development of approximately 30 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 Steele  
That:

1. a Bylaw be introduced to rezone the subject site in Planning Application No. 7915-0031-00 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 eliminate the amount of required indoor amenity space (ie. 90 square metres/970 square feet) on the subject site.
3. Council authorize staff to draft Development Permit No. 7915-0031-00 generally in accordance with the attached drawings (Appendix II).
4. Council approve Development Variance Permit No. 7915-0031-00, varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum front yard (north) setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.4 metres (11 ft.), with a cantilevered second floor at 3.1 metres (10 ft.) for Unit 15 only;
  - (b) to reduce the minimum side yard (west) setback of the RM-30 Zone from 7.5 metres (25 ft.) to 2.7 metres (9 ft.), and to 1.4 metres (5 ft.) for a garden shed; and
  - (c) to reduce the minimum side yard (east) setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.9 metres (13 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) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (f) 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;
  - (g) registration of a shared access and maintenance easement on the title of the subject site and the townhouse development at 16458 - 23A Avenue ("The Hamptons") for shared use of the indoor amenity building located on The Hamptons' site;
  - (h) the applicant adequately address the impact of no indoor amenity space;
  - (i) completion of a P-15 agreement with the City to ensure completion and maintenance of riparian enhancement works on conveyed lands, to the satisfaction of the General Manager, Engineering and the General Manager, Parks, Recreation and Culture;
  - (j) input from Senior Government Environmental Agencies; and
  - (k) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning & Development Department.
6. Council pass a resolution to amend the Sunnyside Heights NCP to redesignate the land from "Cluster Housing 10-15 upa" to "Multiple Residential 15-25 upa" when the project is considered for final adoption.

RES.R15-2104

Carried

It was

Moved by Councillor Gill

Seconded by Councillor Steele

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

Amendment Bylaw, 2015, No. 18616" pass its first reading.

RES.R15-2105

Carried

The said Bylaw was then read for the second time.

RES.R15-2106 It was Moved by Councillor Gill  
Seconded by Councillor Steele  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2015, No. 18616" pass its second reading.  
Carried

RES.R15-2107 It was then Moved by Councillor Gill  
Seconded by Councillor Steele  
That the Public Hearing on "Surrey Zoning  
Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18616" be held at the City Hall  
on December 14, 2015, at 7:00 p.m.  
Carried

14. **7914-0299-00**  
**3186 - 144 Street**  
**Mike Kompter, Hub Engineering Inc. / Huguette Y. Dore**  
Local Area Plan Amendment from "One Acre" to "Half Acre"  
Rezoning from RA to RH  
*to allow subdivision into 2 lots.*

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

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

1. a Bylaw be introduced to rezone the subject site in Planning Application No. 7914-0299-00, from "One Acre Residential Zone" (RA) to "Half Acre Residential Zone (RH)" and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (d) registration of a Section 219 restrictive covenant to ensure tree protection;



- (e) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department; and
- (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;
3. Council pass a resolution to amend the Central Semiahmoo Peninsula Local Area Plan to redesignate the land from "Suburban Residential Half Acre" to "Suburban Residential One Acre" when the project is considered for final adoption.
- RES.R15-2108 Carried
- It was Moved by Councillor Gill  
Seconded by Councillor Steele  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2015, No. 18617" pass its first reading.
- RES.R15-2109 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, 2015, No. 18617" pass its second reading.
- RES.R15-2110 Carried
- It was then Moved by Councillor Gill  
Seconded by Councillor Steele  
That the Public Hearing on "Surrey Zoning  
Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18617" be held at the City Hall  
on December 14, 2015, at 7:00 p.m.
- RES.R15-2111 Carried

**C. LAND USE CONTRACT TERMINATION**

**D. ITEMS REFERRED BACK**

**E. CORPORATE REPORTS**

**F. CORRESPONDENCE**

**G. NOTICE OF MOTION**

**H. BYLAWS AND PERMITS**

## PERMIT APPROVALS

**1. Development Variance Permit No. 7915-0224-00**

WestStone Properties 104 Ltd.  
 c/o WestStone Group (Robert Dominick)  
 10322 – 133 Street

Supported by Council: September 28, 2015

To vary "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2014, No. 18228", as follows:

(a) To vary Section 2.H., by adding the following after Sub-section 2.H.3.:

"4. Notwithstanding Section H.2., a minimum of 462 *parking spaces* is required for residential and residential visitor parking for 407 *dwelling units*."

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

It was

Moved by Councillor Gill

Seconded by Councillor Woods

That Development Variance Permit

No. 7915-0224-00 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.R15-2112

Carried

**Development Permit No. 7915-0224-00**

10322 – 133 Street

To permit a comprehensive signage package and to reduce off-street parking requirements for an approved mixed-use high-rise development in the City Centre.

Authorized to draft: September 14, 2015

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

It was Moved by Councillor Gill  
 Seconded by Councillor Woods  
 That the Mayor and Clerk be authorized to  
 execute Development Permit No. 7915-0224-00 .  
 RES.R15-2113 Carried

2. **Development Variance Permit No. 7915-0236-00**  
 0940380 BC Ltd.  
 c/o Keystone Architecture & Planning Ltd. (Lukas Wykpis)  
 10436 - 173 Street

Supported by Council: November 16, 2015

To vary "Surrey Zoning By-law, 1979, No. 5942", as amended as follows:

- (a) to reduce the landscaping strip requirements of the I-P(2) Zone from a width of 5.0 metres (16 ft.) to a minimum width of 1.4 metres (5 ft.) along portions of the northeast property line (104A Avenue).

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

It was Moved by Councillor Gill  
 Seconded by Councillor Martin  
 That Development Variance Permit  
 No. 7915-0236-00 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.R15-2114 Carried

**Development Permit No. 7915-0236-00**  
 10436 - 173 Street

To permit the development of an industrial building.

Authorized to draft: November 2, 2015

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

It was Moved by Councillor Gill  
 Seconded by Councillor Martin  
 That the Mayor and Clerk be authorized to  
 execute Development Permit No. 7915-0236-00 .  
 RES.R15-2115 Carried



- 3. **Development Permit No. 7915-0149-00**  
 BJT Holdings Ltd.  
 c/o PJ Lovick Architect (Peter Lovick)  
 19005 - 52 Avenue

To permit the development of an industrial building.

Authorized to draft: November 2, 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. 7915-0149-00 .

RES.R15-2116

Carried

**I. CLERKS REPORT**

**J. OTHER BUSINESS**

**K. ADJOURNMENT**

It was Moved by Councillor Gill  
Seconded by Councillor Steele  
That the November 30, 2015 Regular Council

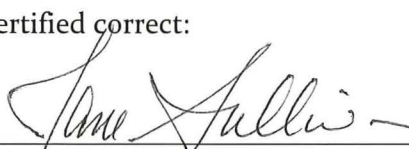
- Land Use meeting be adjourned.

RES.R15-2117

Carried

The Regular Council - Land Use meeting adjourned at 5:54 p.m.

Certified correct:

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

  
 \_\_\_\_\_  
 Mayor Linda Hepner