

**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  
Acting 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. 7915-0359-00**  
**19151 - Fraser Highway**  
**Mr. Hassan Sayad, Mosaic Fraser 192 Retail Holdings Ltd. / Mosaic Fraser 192 Retail Holdings Ltd.**  
Development Permit  
*to allow on-site signage for a commercial shopping centre in Clayton, as part of a comprehensive sign design package.*

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

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

1. Council approve the applicant's request to vary the Sign By-law as described in Appendix II in Planning Application No. 7915-0359-00.
2. Council approve Development Permit No. 7915-0359-00 for a comprehensive sign design package and authorize the Mayor and Clerk to execute the Permit.

RES.R16-3

Carried

SOUTH SURREY

2. **7914-0358-00**  
**18999 - 32 Avenue**  
**18965 - 32 Avenue**  
**Samuel M. Chan, Ionic Architecture Inc. / KJR Developments Ltd**  
 Development Permit / Development Variance Permit  
*to permit the development of two multi-unit light industrial buildings.*

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

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

1. Council authorize staff to draft Development Permit No. 7914-0358-00 generally in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7914-0358-00, varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum rear (west) yard setback of the CD Zone from 7.5 m (25 ft.) to 0.0 m (0.0 ft.);
3. Council instruct staff to resolve the following issues prior to approval:
  - (a) consolidation of the two subject properties;
  - (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.R16-4

Carried

3. **7916-0002-00**  
**19091 - 36 Avenue**  
**Dave Batten, Krahn Engineering Ltd. / 1013351 BC LTD.**  
**Director Information: Renato, Martini**  
**Office Information as at September 11, 2015: Renato Martini (President, Secretary)**  
 Development Variance Permit  
*to allow an electrical substation to be located in the side yard setback.*

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. 7916-0002-00, to reduce the minimum side yard on flanking street  
 (south) setback of the CD Zone (By-law Nos. 17146 and 17934) from 9.0 metres  
 (30 ft.) to 3.0 metres (10 ft.) for an electrical substation, to proceed to Public  
 Notification.

RES.R16-5

Carried**RESIDENTIAL/INSTITUTIONAL****FLEETWOOD/GUILDFORD**

4. **7915-0232-00**  
**11030 - 156 Street**  
**Clarence Arychuk, WSP Canada Inc. / 1048162 B.C. Ltd.**  
**Director Information: Jamail Singh Garcha**  
**No Officer Information as of September 4, 2015**  
 Rezoning from RA to RF  
*to allow subdivision into nine (9) 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 Planning Application  
 No. 7915-0232-00 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.R16-6 Carried

It was Moved by Councillor Gill  
 Seconded by Councillor Martin  
 That "Surrey Zoning Bylaw, 1993, No. 12000,  
 Amendment Bylaw, 2016, No. 18637" pass its first reading.

RES.R16-7 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, 2016, No. 18637" pass its second reading.

RES.R16-8 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, 2016, No. 18637" be held at the City  
 Hall on February 1, 2016, at 7:00 p.m.

RES.R16-9 Carried

NEWTON

- 5. **7915-0032-00**  
**6238 - 133 Street**  
**Leena Jayasekara, Citiwest Consulting Ltd. / Tejinderpaul S. Grewal,**  
**Brinderpal S. Grewal**  
 Rezoning from RA to RF / Development Variance Permit  
*to allow subdivision into 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 Martin  
 That:

1. a Bylaw be introduced to rezone the subject site in Planning Application No. 7915-0032-00 from "One-Acre Residential Zone" (RA) to "Single Family Residential Zone" (RF) and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7915-0032-00, varying the following, to proceed to Public Notification:

- (a) to reduce the minimum rear yard (east) setback of the RF Zone from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) for proposed Lot 1; and
  - (b) to reduce the minimum side yard setbacks of the RF Zone from 1.8 metres (6 ft.) to 1.2 metres (4 ft.) for both side yards (north & south) for 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; and
  - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.

RES.R16-10

Carried

It was

Moved by Councillor Gill

Seconded by Councillor Martin

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

Amendment Bylaw, 2016, No. 18638" pass its first reading.

RES.R16-11

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, 2016, No. 18638" pass its second reading.

RES.R16-12

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, 2016, No. 18638" be held at the City Hall on February 1, 2016, at 7:00 p.m.

RES.R16-13

Carried

6. **7915-0345-00**  
**12438 - 80 Avenue**  
**Derek Foss, Rona Inc. / 4246551 Canada Inc.**  
**Director Information: Dominique Boies, Stéphane Milot,**  
**Marie-Claude Lalonde**  
 Temporary Use Permit  
*to allow employee parking on an existing parking lot for a period not to exceed 3 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 Martin  
 That Council approve Temporary Use Permit  
 No. 7915-0345-00 to proceed to Public Notification.  
 RES.R16-14 Carried

### SURREY CITY CENTRE/WHALLEY

7. **7915-0101-00**  
**10525 - 132 Street**  
**Rajeev Mangla, Mainland Engineering (2007) Corporation**  
**Paramjit and Daljit Besla**  
 Rezoning from RF to RF-10  
*to allow subdivision into two 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 Martin  
 That:

1. a Bylaw be introduced to rezone the subject site in Planning Application No. 7915-0101-00 from "Single Family Residential Zone (RF)" to "Single Family Residential (10) Zone (RF-10)" 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 shortfall in tree replacement;
- (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;
- (g) registration of a Section 219 Restrictive Covenant on all proposed lots, to identify the specific location where garages can be constructed and to specifically prohibit encroachment or construction, including fences or any other structures, between the proposed garages;
- (h) registration of easements for reciprocal access for maintenance and access on both proposed lots;
- (i) registration of a Section 219 Restrictive Covenant on both proposed lots, to require a minimum front yard setback of 6.0 metres (20 ft.) to the principal building and 4.5 metres (15 ft.) to the covered porch or veranda as well as a minimum rear yard setback of 6 metres (20 ft.) for accessory buildings (garages); and
- (j) registration of a Section 219 Restrictive Covenant for no-build on portions of proposed Lots 1 and 2 for the purpose of tree protection.

RES.R16-15

Carried

It was

Moved by Councillor Gill  
Seconded by Councillor Martin  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2016, No. 18639" pass its first reading.

RES.R16-16

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, 2016, No. 18639" pass its second reading.

RES.R16-17

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, 2016, No. 18639" be held at the City  
 Hall on February 1, 2016, at 7:00 p.m.

RES.R16-18

Carried**FLEETWOOD/GUILDFORD**

8. **7914-0333-00**  
**10811 - 155 Street and**  
**Portion of 108 Avenue**  
**Mike Kompter, Hub Engineering Inc. / Kalwinder S. Kang, City of Surrey**  
 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 Villeneuve  
 That:

1. Council approve Development Variance Permit No. 7914-0333-00, varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum lot depth of the RF Zone from 28 metres (90 ft.) to 15 metres (50 ft.) for proposed Lots 1 and 2;
  - (b) to reduce the minimum front yard setback of the RF Zone for proposed Lots 1 and 2 as follows:
    - i. from 7.5 metres (25 ft.) to 4.0 metres (13 ft.) for the principal building;
    - ii. from 7.5 metres (25 ft.) to 2.5 metres (8 ft.) for the front porch or verandah; and
    - iii. from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) for the garage;
  - (c) to reduce the minimum rear yard setback of the RF Zone for proposed Lots 1 and 2 as follows:
    - i. from 7.5 metres (25 ft.) to 4.0 metres (13 ft.) for the principal building;
    - ii. from 7.5 metres (25 ft.) to 2.0 metres (7 ft.) for the rear deck; and



- iii. from 7.5 metres (25 ft.) to 2.5 metres (8 ft.) for the garage; and
- 2. Council instruct staff to resolve the following issues prior to approval:
  - (a) completion of the road closure and acquisition of a portion of 108 Avenue; and
  - (b) submission of a Section 219 Restrictive Covenant to identify and protect functional yard space for proposed Lots 1 and 2.

RES.R16-19

Carried

With Mayor Hepner opposed

Council requested clarification regarding the interface of the proposed development to the properties to the north. The Applicant noted that it is a long narrow property and there was initially some uncertainty the road would go through. The Applicant is looking at doing a three lot subdivision; instead of having a standard lot where the narrow frontage is facing the road, it is sideways facing, the house would appear wider instead of narrower. The Applicant clarified that the current property is not wide enough to be an RF lot. Lots 13, 14, 15, and 17 will be addressed through right-of-ways to provide storm sewer continuity.

NEWTON

- 9. **7915-0340-00**  
**13812 - 64 Avenue, 13856 - 64 Avenue, 13890 - 64 Avenue**  
**13928 - 64 Avenue, 13906 - 64 Avenue, 13925 - 62 Avenue**  
**James Pernu, McElhanney Consulting Services Ltd.**  
**0801212 B.C. Ltd.**  
**Director Information: Harjit S. Atwal, Parmjit Singh Randhawa**  
**Officer Information: Harjit S. Atwal (President), Parmjit Singh Randhawa**  
**(Secretary)**  
**Panorama West Home Ltd.**  
**404163 B.C. Ltd.**  
**Director Information: Parminder Kaur Saran**  
**Officer Information: Parminder Kaur Saran (President, Secretary),**  
**Bagh S. Dhanda**  
 Development Variance Permit  
*to defer the works and services requirement of the Subdivision and Development By-law.*

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

It was

Moved by Councillor Gill  
 Seconded by Councillor Hayne  
 That:

- 1. Council approve Development Variance Permit No. 7915-0340-00, varying the following, to proceed to Public Notification:

- (a) to defer the works and services requirement of the Subdivision and Development By-law No. 8830 for proposed Lots 1 and 2.
- 2. Council instruct staff to resolve the following issue prior to approval:
  - (a) Registration of a Section 219 'no-build' Restrictive Covenant for each of proposed Lots 1 and 2; and
  - (b) Completion of the outstanding requirements associated with Development Application No. 7911-0111-00 and the proposal is presented to Council for the consideration of Final Adoption.

RES.R16-20

Carried

**C. ITEMS REFERRED BACK**

**D. LAND USE TERMINATION CONTRACTS**

**E. CORPORATE REPORTS**

**F. CORRESPONDENCE**

**G. NOTICE OF MOTION**

**H. BYLAWS AND PERMITS**

**BYLAWS WITH PERMITS**

- 1. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18443"  
7914-0316-00 – 464676 B.C. Ltd. and Never Idle Holdings Ltd.  
c/o Pacific Land Group (Oleg Verbenkov)  
A-2 to IB-1 – 3084 - 188 Street - to consolidate 2 properties (3084 and 3188 – 188 Street)  
in order to permit an expansion to the existing cold storage warehouse facility at  
3188 – 188 Street.

Approved by Council: April 27, 2015

It was

Moved by Councillor Hayne  
Seconded by Councillor Villeneuve  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2015, No. 18443" be finally adopted, signed by the Mayor and  
Clerk, and sealed with the Corporate Seal.

RES.R16-21

Carried

**Development Variance Permit No. 7914-0316-00**

3084 – 188 Street

Supported by Council: May 11, 2015

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

- (a) In Section C.3 of Part 5, Off-Street Parking and Loading/Unloading, the number of required off-street parking spaces may be reduced from 400 to 148.

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

It was Moved by Councillor Hayne  
 Seconded by Councillor Steele  
 That Development Variance Permit  
 No. 7914-0316-00 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.R16-22

Carried**Development Permit No. 7914-0316-00**

3084 – 188 Street

To permit the development of a 20,118 m<sup>2</sup> addition to the existing warehouse at 3188-188 Street. A DVP is needed to vary the off-street parking requirement.

Authorized to draft: April 27, 2015

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

It was Moved by Councillor Gill  
 Seconded by Councillor Villeneuve  
 That the Mayor and Clerk be authorized to  
 execute Development Permit No. 7914-0316-00.

RES.R16-23

Carried

2. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2004, No. 15611, Amendment Bylaw, 2012, No. 17768, Amendment Bylaw 2015, No. 18518"  
 7915-0164-00 - CP REIT BC Properties Ltd.  
 c/o Musson Cattell Mackey Partnership Architects (Celso Stifelmann)  
 2332 – 160 Street - to amend CD Bylaw No. 15611 in order to permit the development of a commercial retail plaza.

Approved by Council: September 14, 2015



It was Moved by Councillor Gill  
 Seconded by Councillor Martin  
 That "Surrey Zoning Bylaw, 1993, No. 12000,  
 Amendment Bylaw, 2004, No. 15611, Amendment Bylaw, 2012, No. 17768,  
 Amendment Bylaw 2015, No. 18518" be finally adopted, signed by the Mayor and  
 Clerk, and sealed with the Corporate Seal.

RES.R16-24

Carried

**Development Variance Permit No. 7915-0164-00**  
 2332 - 160 Street

Supported by Council: September 28, 2015

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

- (a) to reduce the minimum easterly side yard setback of CD By-law No. 15611, as amended, from 13.5 metres (45 feet) to 5.4 metres (18 feet) for Building 5 and to 11.2 metres (37 feet) for the southeast portion of Building 6.

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. 7915-0164-00 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.R16-25

Carried

**Development Permit No. 7915-0164-00**  
 2332 - 160 Street

To permit the development of a commercial retail plaza.

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 Martin  
 That the Mayor and Clerk be authorized to  
 execute Development Permit No. 7915-0164-00.

RES.R16-26

Carried

APPLICATIONS/BY-LAWS/PERMITS TO BE CLOSED

- 3. **Development Application No. 7910-0237-00**  
 7910-0237-00 - 0881113 B.C. Ltd. and City of Surrey  
 c/o Barnett Dembek Architects Inc. (Lance Barnett)  
 To redesignate 13150 - 58A Avenue from Urban, 5829 - 132 Street and  
 13152 - 58A Avenue from Suburban to Commercial.

Approved by Council: October 1, 2012

- \* Planning and Development advise (see memorandum dated December 9, 2015 in back-up) that the project has been inactive for three years and registered letters were sent to the applicant on May 6 and October 30, 2015 advising that unless outstanding requirements were addressed within 30 days, the file would be closed. The applicant has not responded to the registered letters. Council is requested to close Application No. 7910-0237-00 and file Bylaw Nos. 17761 and 17762.

It was Moved by Councillor Gill  
Seconded by Councillor Steele  
That Council close Development application  
 No. 7910-0237-00 and that "Surrey Official Community Plan Bylaw, 2013, No. 18020  
 Amendment By-law, 2012, No. 17761" and "Surrey Zoning By-law, 1993, No. 12000,  
 Amendment By-law, 2012, No. 17762" be filed.  
 RES.R16-27 Carried

I. CLERKS REPORT

J. OTHER BUSINESS

K. ADJOURNMENT

It was Moved by Councillor Gill  
Seconded by Councillor Martin  
That the January 11, 2016 Regular Council –  
 Land Use meeting be adjourned.  
 RES.R16-28 Carried

The Regular Council - Land Use meeting adjourned at 5:37 p.m.

Certified correct:

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

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