

Present:

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

Absent:

Councillor Martin

Staff Present:

City Clerk
City Manager
City Solicitor
General Manager, Engineering
General Manager, Finance & Technology
Acting 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. 7914-0242-00**

**16327 No 10 (56 Avenue) Highway
Dharminder Grewal / Raikot Farm Ltd.**

Development Variance Permit

to increase the farm residential setback and depth of the farm residential footprint to permit construction of a single family dwelling on an agricultural lot.

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

Before the motion was put, Mayor Hepner called for the Applicant to speak to the denial.

D. Grewal, Raikot Farm Ltd. (Applicant): The Applicant clarified that he is requesting consideration for a Development Variance Permit (DVP); there is a private road access and all he is asking for the setback relaxation for the property to facilitate building a house. The existing lot is long and constrained, the Applicant wishes to build the lot from the adjacent lot with no access through to Highway 10.

In response to a question from Council, the Applicant clarified that he had not conducted any public consultation with the neighbours regarding the (DVP) nor has he had any discussion with the nearby railroad to ascertain if moving his home closer would pose any safety concerns.

The Applicant noted that he is seeking to move his home to the north side of the property to maximize the amount of available farmland and that the request before Council does not fall outside the Agricultural Land Reserve (ALR) guidelines.

Staff noted that there is a setback on title to protect pacific water shrew and that the share isle is 10 metres wide; if the house were moved to the front yard line, there would be more farming access available to the rear of the property. The current application to build the home, with no variances, meets the maximum home size allowable under the A1 Zone.

Council requested clarification as to whether there would be net loss to farm land if the Applicant built in his desired location given the proposed layout. Staff clarified that the area along the front lot line is protected due to the pacific water shrew and that if the house is pushed farther south there would be more contiguous farm land on the north side of the home.

Staff clarified that the Application could be referred back in order for the Applicant to conduct public consultation and address the concerns raised during the Regular Council Land Use Meeting.

It was Moved by Councillor Villeneuve
Seconded by Councillor LeFranc
That Application No. 7914-0242-00 be referred
back to staff to work with the Applicant to conduct Public Consultation to address the concerns raised during the Regular Council Land Use meeting concerning:

1. the rationale behind the requested DVP;
2. proximity of proposed new home in relation to the railroad;
3. available farmland in the proposed new location within farmplate that gives most contiguous land area for farming; and
4. potential infringement on protected pacific watershrew habitat.

RES.R16-91

Carried
With Mayor Hepner and Councillor Starchuk
opposed

FLEETWOOD/GUILDFORD

2. **7915-0397-00**
9752 - 192 Street
Ryan Lauzon, Orgaworld Canada Ltd. / City of Surrey
Development Variance Permit
to permit exterior stairs for an organic waste biofuel processing facility currently under construction.

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

It was Moved by Councillor Gill
 Seconded by Councillor Hayne
 That Council approve Development Variance
 Permit No. 7915-0397-00, to reduce the minimum rear (east) yard setback of the CD Zone (Bylaw No. 17949) from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) for exterior stairs, to proceed to Public Notification.

RES.R16-92

Carried

3. **7915-0376-00**
15146 - 100 Avenue
Ryan Matthews / Guildford Towngate Investment Ltd
 Development Permit

to permit a replacement free-standing sign for a commercial shopping centre in Guildford.

It was Moved by Councillor Gill
 Seconded by Councillor Hayne
 That Council approve Development Permit
 No. 7915-0376-00 and authorize the Mayor and Clerk to execute the Permit.

RES.R16-93

Carried

NEWTON

4. **7915-0048-00**
6191 King George Boulevard
Andy Igel, Igel Architecture / 1025467 BC Ltd.
Director Information: Ajmer Athwal, Inderjit Nijjar
No Officer Information

Development Permit/Development Variance Permit
to permit the redevelopment of a gasoline service station, car wash and convenience store.

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

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

1. Council authorize staff to draft Development Permit No. 7915-0048-00 generally in accordance with the attached drawings (Appendix II).

2. Council approve Development Variance Permit No. 7915-0048-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum rear yard (south) setback of the CG-2 Zone from 12 metres (40 ft.) to 8.4 metres (28 ft.);
 - (b) to increase the maximum height permitted in the CG-2 Zone for the island pump canopy from 6.0 metres (20 ft.) to 6.5 metres (21 ft.); and
 - (c) to reduce the required minimum landscape strip width of the CG-2 Zone from 3.0 metres (10 ft.) to 2.4 metres (8 ft.) along 62 Avenue and 2.3 metres (8 ft.) along King George Boulevard.
3. 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) issuance of a Certificate of Compliance from the Ministry of Environment, Environmental Emergencies and Land Remediation Branch;
 - (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; and
 - (e) submission of financial securities to ensure the installation of the alternative fuel infrastructure on site, as per City Policy No. O-58, to the satisfaction of the Planning and Development Department.

RES.R16-94

Carried

Council requested staff to review Application No. 7915-0048-00 using the highest landscaping standards in terms of buffering and plantings prior to Public Hearing. Council also asked that any future applications for gas bars along King George Boulevard be given similar consideration.

5. **7915-0367-00**
12565 - 88 Avenue
Sylvain Boulanger, Boldwing Continuum Architects Inc.
Brimic Properties Inc, Ganaya Holdings Ltd, Triton Ventures (Surrey West)
Corp, CP Lehal Holdings Ltd, Ondot Logistics Ltd

o859116 BC LtdDirector Information: Tirath Gosal-SadhraOfficer Information as at August 17, 2015: Tirath Gosal-Sadhra (President, Secretary)

1045239 Bc Ltd

Director Information: Mukand Hoonjan

No Officer Information

1004448 Bc Ltd

Director Information: Satjinder Singh Samra, Ravinder Kaur Samra

Officer Information as at June 5, 2015: Satjinder Singh Samra (President)

Ravinder Kaur Samra (Secretary)

**Kam-Harj Holdings Inc, Kamaldeep Kapoor, Thearia Holdings Inc,
Wei Mon Ventures Inc, Goodridge Property Management Inc,
A Walia Enterprises Inc, Pervinder K Walia, Karamjit S Walia
Jasondeep S Cheema**

1027331 Bc Ltd

Director Information: Puneet Sandhar, Barinder Singh Sanghera, Amandeep Sanghera

No Officer Information

1053668 Bc Ltd

Director Information: Sundeep Kaur Dhaliwal, Akash Akash Kathuria,

Jaspreet Singh Malik

No Officer Information

1053406 B C Ltd

Director Information: Jaswant Singh Basi, Sukhminder Singh Pandher

No Officer Information

1027331 Bc Ltd

Director Information: Puneet Sandhar, Barinder Singh Sanghera

Amandeep Sanghera

No Officer Information

Development Permit

to allow a comprehensive sign design package for the Triton Centre.

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 the applicant's request to vary the Sign Bylaw as described in Appendix II in Planning Application No. 7915-0367-00; and
2. Council authorize staff to draft Development Permit No. 7915-0367-00 for a comprehensive sign design package for the Triton Centre generally in accordance with the attached plans (Appendix III).

RES.R16-95

Carried

SOUTH SURREY

6. 7915-0163-00
2421 - 188 Street
2449 - 188 Street
2477 - 188 Street
2495 - 188 Street
John Kristianson, CTA Design Group, Architecture and Engineering
Aman Enterprises 1989 Ltd
Development Permit / Development Variance Permit
to permit the development of a warehouse / distribution centre with outdoor trailer parking.

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 authorize staff to draft Development Permit No. 7915-0163-00 generally in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7915-0163-00, varying the following, to proceed to Public Notification:
 - (a) to vary Section J.2 of Special Regulations of "Comprehensive Development Zone (CD Bylaw No. 17536)" to allow outdoor storage of any goods, materials or supplies, including parking of trucks and trailers associated with the use and operations allowed on the lot in Area A.
3. Council instruct staff to resolve the following issues prior to final approval:
 - (a) Consolidation of the subject properties into one legal parcel;
 - (b) 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; and
 - (c) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department.

RES.R16-96

Carried

Council requested clarification regarding Application No. 7915-0163-00 in terms of how the Biodiversity Conservation Strategy (BCS) target of 15% of the overall site is met without disadvantaging the Developer.

Staff noted that the subject property is impacted by the BCS Corridor and that staff will continue to work with the Applicant to achieve as much as the corridor as possible. At this time they have been able to achieve a negotiated 75%. The policy is refined as part of each application, in this case, landscaping will be provided as well as habitat part of the BCS.

SURREY CITY CENTRE/WHALLEY

7. **7914-0060-00**
12327 Industrial Road
Phil Amisano, PhilBilt Construction / Tianchi Projects Inc
 Development Permit
to permit the development of an industrial warehouse 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 Hayne
 That:

1. Council authorize staff to draft Development Permit No. 7914-0060-00 generally in accordance with the attached drawings (Appendix II).
2. Council instruct staff to resolve the following issues prior to final issuance:
 - (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; and
 - (b) removal of the existing temporary tent structure to the satisfaction of the Planning and Development Department and obtain a Temporary Trailer Permit from the Bylaw & Licensing Division.

RES.R16-97

Carried

8. **7915-0374-00**
10643 - Span Road
Brian Gregg / City of Surrey
Development Variance Permit
to increase the height of a free-standing telecommunications tower from 12 metres (40 ft.) to 40 metres (131 ft.) and to reduce the northeast side yard setbacks for the proposed tower and associated electrical compound.

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

It was Moved by Councillor Gill
Seconded by Councillor Hayne
That Council approve Development Variance
Permit No. 7915-0374-00, varying the following, to proceed to Public Notification:

- (a) to vary Part 4 General Provisions of the Zoning Bylaw, to increase the maximum height of a free-standing telecommunications tower from 12 metres (40 ft.) to 40 metres (131 ft.);
- (b) to reduce the minimum northeast side yard setback of the IL-1 Zone from 7.5 metres (25 ft.) or 0.0 metre (0.0 ft.) to 5.0 metres (16.4 ft.) for a free-standing telecommunications tower and to 0.5 metre (1.6 ft.) for a telecommunications equipment compound.

RES.R16-98

Carried

9. **7915-0370-00**
10151 - King George Boulevard
Jordan Desrochers, Priority Permits / CC Eastern Holdings Ltd.
Development Variance Permit
to vary the Sign Bylaw to allow for two additional fascia signs to be located above the first storey for a two-storey commercial retail unit (CRU) in Central City Mall.

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

It was Moved by Councillor Gill
Seconded by Councillor Hayne
That Council approve Development Variance
Permit No. 7915-0370-00, to vary the Sign Bylaw to increase the number of fascia signs above the first storey on the east building façade from 1 to 3, to proceed to Public Notification.

RES.R16-99

Carried

10. **7915-0348-00**
10240 Grace Road
Lou Smith, Wesgroup / Pacific Link Industrial Park Ltd.
 Development Permit
to permit the development of a second industrial building on the site.

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 authorize staff to draft Development Permit No. 7915-0348-00 generally in accordance with the attached drawings (Appendix II);
2. Council instruct staff to resolve the following issues prior to approval:
 - (a) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department.

RES.R16-100

Carried

11. **7915-0296-00**
10626 - Scott Road
Theresa Rawle, H.Y. Engineering Ltd. / 0787554 BC Ltd
Director Information: Ranjit Singh Dhanda
Officer Information as at April 04, 2015: Ranjit Singh Dhanda (President, Secretary & Treasurer)
 Temporary Use Permit
to permit a temporary truck park for a period not to exceed three years.

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

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

1. Council approve Temporary Use Permit No. 7915-0296-00 (Appendix V) to proceed to Public Notification.
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) completion of Pre-Servicing Requirements identified for the proposed temporary truck park (Appendix V);
 - (c) submission of an acceptable geotechnical report to the satisfaction of the General Manager, Engineering; and
 - (d) address all requirements from Fortis BC with respect to the Terasen Gas right-of-way that bisects the site.
3. Council direct staff to bring forward this application 6 months from the date of approval to proceed (i.e. first Council meeting after August 1, 2016) for consideration of file closure if the conditions of final approval have not been adequately fulfilled by the applicant.

RES.R16-101

Carried

Staff, in response to a question from Council, clarified that the fill issue will be resolved prior to Final Adoption.

12. 7915-0304-00**10582 - Scott Road****Theresa Rawle, H.Y. Engineering Ltd. / o822340 BC Ltd**Director Information: Rex D'Souza, Althea D'Souza

Bianca Singh (formerly Shelton Chowsen)

Officer Information as at April 16, 2015: Bianca Singh (President, Secretary)

Temporary Use Permit

to permit a temporary truck park for a period not to exceed three years.

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

It was

Moved by Councillor Gill

Seconded by Councillor Steele

That:

1. Council approve Temporary Use Permit No. 7915-0304-00 (Appendix V) to proceed to Public Notification.
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) completion of Pre-Servicing Requirements identified for the proposed temporary truck park (Appendix V);
 - (c) submission of an acceptable geotechnical report to the satisfaction of the General Manager, Engineering; and

- (d) address all requirements from Fortis BC with respect to the Terasen Gas right-of-way that bisects the site.
3. Council direct staff to bring forward this application 6 months from the date of approval to proceed (i.e. first Council meeting after August 1, 2016) for consideration of file closure if the conditions of final approval have not been adequately fulfilled by the applicant.

RES.R16-102

CarriedRESIDENTIAL/INSTITUTIONALFLEETWOOD/GUILDFORD

13. **7915-0241-00**
14530 - 104 Avenue
Wes Macaulay, Teck Construction LLP / Aldergrove Services Ltd
 Development Permit
to permit building renovations, new signage, and site improvements to an existing automotive dealership.

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

It was

Moved by Councillor Gill
 Seconded by Councillor Steele
 That:

1. Council approve the applicant's request to vary the Sign Bylaw as described in Appendix II.
2. Council authorize staff to draft Development Permit No. 7915-0241-00 including a comprehensive sign design package generally in accordance with the attached drawings (Appendix III).
3. Council instruct staff to resolve the following issues prior to approval:
 - (a) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (b) resolution of all urban design issues to the satisfaction of the Planning and Development Department; and
 - (c) registration of an 8.808-metre (29 ft.) wide statutory right-of-way (SROW) for the future widening of 104 Avenue.

RES.R16-103

Carried

NEWTON

14. **7915-0210-00**
15166 - 60 Avenue
Lance Barnett, Barnett Dembeck Architect Inc. / Joan G Halme, Allan M Halme
NCP Amendment from "Townhouses (15 upa max.)" to "Townhouses (25 upa max.)"
Rezoning from RA to RM-30 / Development Permit / Development Variance Permit
to permit the development of 20 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 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 required indoor amenity space of 60 square metres (646 square feet).
3. Council authorize staff to draft Development Permit No. 7915-0210-00 generally in accordance with the attached drawings (Appendix II).
4. Council approve Development Variance Permit No. 7915-0210-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum rear yard setback (west) of the RM-30 Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.);
 - (b) to reduce the minimum side yard setback (north) of the RM-30 Zone from 7.5 metres (25 ft.) to 6.1 metres (20 ft.);
 - (c) to reduce the minimum side yard setback (south) of the RM-30 Zone from 7.5 metres (25 ft.) to 4.6 metres (15 ft.); and
 - (d) to allow for parking within the south setback of the RM-30 Zone, for visitor stalls #3 and #4.
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) 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) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
- (f) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
- (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (h) submission of an acoustical report for the units adjacent to 152 Street and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;
- (i) 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;
- (j) 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;
- (k) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
- (l) the applicant adequately address the impact of no indoor amenity space; and
- (m) the applicant adequately address the impact of reduced outdoor amenity space.

6. Council pass a resolution to amend the South Newton NCP to redesignate the land from "Townhouses (15 upa max.)" to "Townhouses (25 upa max.)" when the project is considered for final adoption.

RES.R16-104

Carried

It was

Moved by Councillor Gill

Seconded by Councillor Steele

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

Amendment Bylaw, 2016, No. 18647" pass its first reading.

RES.R16-105

Carried

The said Bylaw was then read for the second time.

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| RES.R16-106 | <p>It was</p> <p>Amendment Bylaw, 2016, No. 18647"</p> | <p>Moved by Councillor Gill
 Seconded by Councillor Steele
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 pass its second reading.
 <u>Carried</u></p> |
| RES.R16-107 | <p>It was then</p> <p>Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18647"</p> <p>February 22, 2016, at 7:00 p.m.</p> | <p>Moved by Councillor Gill
 Seconded by Councillor Steele
 That the Public Hearing on "Surrey Zoning
 Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18647" be held at the City Hall on
 February 22, 2016, at 7:00 p.m.
 <u>Carried</u></p> |

SOUTH SURREY

15. **7915-0087-00**
2215 - 164 Street
Rick Johal, Zenterra Developments Ltd. / William and Pamela Bray
 NCP Amendment / Rezoning from RA to RM-30
 Development Permit / Development Variance Permit
to permit the development of approximately 66 townhouse units.

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

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| It was | <p>Moved by Councillor Gill
 Seconded by Councillor Hayne
 That:</p> |
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1. a Bylaw be introduced to rezone the subject site 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 required indoor amenity space (ie. 198 square metres/2,130 square feet) on the subject site.
 3. Council authorize staff to draft Development Permit No. 7915-0087-00 generally in accordance with the attached drawings (Appendix II).
 4. Council approve Development Variance Permit No. 7915-0087-00, varying the following, to proceed to Public Notification:
 - (a) reduce the minimum northerly setback of the RM-30 Zone from 7.5 metres (25 feet) to 4.5 metres (15 feet) along 23 Avenue;
 - (b) reduce the minimum easterly setback of the RM-30 Zone from 7.5 metres (25 feet) to 4.5 metres (15 feet) along the proposed new 164 Street alignment and to 3.7 metres (12 feet) along the existing 164 Street alignment;

- (c) reduce the minimum southerly setback of the RM-30 Zone from 7.5 metres (25 feet) to 3.0 metres (10 feet); and
 - (d) reduce the minimum westerly setback of the RM-30 Zone from 7.5 metres (25 feet) to 6.0 metres (20 feet) for proposed Buildings 6, 7 and 9, and to 4.5 metres (15 feet) for Building 11; and to 4.5 metres (15 feet) along the proposed new 164 Street alignment.
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 between the subject site and 16330 - 24 Avenue (File No. 7914-0257-00) for shared use of the proposed indoor amenity building located at 16330 - 24 Avenue; and
 - (h) the applicant adequately address the impact of no indoor amenity space.
6. Council pass a resolution to amend the Sunnyside Heights NCP to redesignate a portion of the site from "Cluster Housing 10-15 upa" to "Multiple Residential 15-25 upa", and to delete the east-west flex road through the site and the associated drainage corridor, when the project is considered for final adoption.

RES.R16-108

Carried

It was Moved by Councillor Gill
 Seconded by Councillor Hayne
 That Council approve Development Variance
 Permit No. 7915-0396-00, 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 5.8 metres (19 ft.); and
- (b) to reduce the minimum rear yard (north) setback of the RF Zone from 7.5 metres (25 ft.) to 6.1 metres (20 ft.).

RES.R16-113

Carried

18. **7915-0437-00**
12935 - 15A Avenue
James Evans, Silk Ocean Park Residences Ltd. / Hassell Construction Ltd.
 Development Variance Permit
to reduce the front yard setback at the second floor for a proposed 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 Hayne
 That Council approve Development Variance
 Permit No. 7915-0437-00, to reduce the minimum front yard (south) setback of the RF-12 Zone from 6 metres (20 ft.) to 3.6 metres (12 ft.), to proceed to Public Notification.

RES.R16-114

Carried

SURREY CITY CENTRE/WHALLEY

19. **7914-0367-00**
11252 - 132 Street
11260 - 132 Street
11274 - 132 Street
13244 - 112B Avenue
13254 - 112B Avenue
13266 - 112B Avenue
13280 - 112B Avenue
13234 - 112B Avenue
Brendan Casidy, Barnett Dembek Architects Inc. / 1014925 BC Ltd
Director Information: Nirmal Takhar
No Officer Information
 OCP Amendment from Urban to Multiple Residential / Rezoning from RF to RM-30
 Development Permit / Development Variance Permit
to permit the development of approximately 74 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 Hayne
That:

1. a Bylaw be introduced to amend the OCP by redesignating the subject site from Urban to Multiple Residential 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 475 of the Local Government Act.
3. a Bylaw be introduced to rezone the subject site from "Single Family Residential Zone (RF)" to "Multiple Residential 30 Zone (RM-30)" 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 222 square metres (2,390 square feet) to 87 square metres (934 square feet).
5. Council approve the applicant's request to reduce the amount of required outdoor amenity space from 222 square metres (2,390 square feet) to 167 square metres (1,798 square feet).
6. Council authorize staff to draft Development Permit No. 7914-0367-00 generally in accordance with the attached drawings (Appendix II).
7. Council approve Development Variance Permit No. 7914-0367-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum west, north and east yard setbacks for principal buildings in the RM-30 Zone from 7.5 metres (25 ft.) to 3.9 metres (13 ft.);
 - (b) to reduce the minimum south (side yard) setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) for the principal buildings and from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) for the amenity building; and
 - (c) To allow more than three stair risers to encroach into the north yard setback.

8. 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 formalized 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;
 - (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (h) provision of a community benefit to satisfy the OCP Amendment policy for OCP Amendment applications;
 - (i) 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;
 - (j) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (k) the applicant adequately address the impact of reduced indoor amenity space; and
 - (l) the applicant adequately address the impact of reduced outdoor amenity space.

RES.R16-115

Carried

It was

Moved by Councillor Gill
 Seconded by Councillor Hayne
 That "Surrey Official Community Plan Bylaw,
 2013, No. 18020, Amendment Bylaw, 2016, No. 18651" pass its first reading.

RES.R16-116

Carried

The said Bylaw was then read for the second time.

RES.R16-117 It was Moved by Councillor Gill
Seconded by Councillor Hayne
That "Surrey Official Community Plan Bylaw,
2013, No. 18020, Amendment Bylaw, 2016, No. 18651" pass its second reading.
Carried

RES.R16-118 It was then Moved by Councillor Gill
Seconded by Councillor Hayne
That the Public Hearing on "Surrey Official
Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2016, No. 18651" be held
at the City Hall on February 22, 2016, at 7:00 p.m.
Carried

RES.R16-119 It was Moved by Councillor Gill
Seconded by Councillor Hayne
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2016, No. 18652" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R16-120 It was Moved by Councillor Gill
Seconded by Councillor Hayne
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2016, No. 18652" pass its second reading.
Carried

RES.R16-121 It was then Moved by Councillor Gill
Seconded by Councillor Hayne
That the Public Hearing on "Surrey Zoning
Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18652" be held at the City Hall on
February 22, 2016, at 7:00 p.m.
Carried

COMMERCIAL/INDUSTRIAL/AGRICULTURAL

FLEETWOOD/GUILDFORD

20. **7915-0083-00**
8446 - 160 Street
Doug Johnson, Douglas Johnson Architect Ltd. / Titania Holdings Inc.
Rezoning from CHI to CD (based on RM-70 and C-8) / Development Permit
to permit the development of a 4-storey mixed-use 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 Hayne
That:

1. a Bylaw be introduced to rezone the subject site from "Highway Commercial Industrial Zone (CHI)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
2. Council approve the applicant's request to eliminate the required indoor amenity space.
3. Council approve the applicant's request to eliminate the required outdoor amenity space.
4. Council approve the applicant's request to vary the Sign Bylaw as described in Appendix II.
5. Council authorize staff to draft Development Permit No. 7915-0083-00 including a comprehensive sign design package generally in accordance with the attached drawings (Appendix III).
6. 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) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (d) submission of a finalized 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) submission of a road dedication plan to the satisfaction of the Approving Officer;
 - (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (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;

- (i) the applicant adequately address the impact of no indoor amenity space;
- (j) the applicant adequately address the impact of no outdoor amenity space; and
- (k) registration of a right-of-way for public rights of passage within a portion of the south and west setbacks for patrons of the at-grade commercial units.

RES.R16-122

Carried

It was

Moved by Councillor Gill

Seconded by Councillor Hayne

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

Amendment Bylaw, 2016, No. 18649" pass its first reading.

RES.R16-123

Carried

The said Bylaw was then read for the second time.

It was

Moved by Councillor Gill

Seconded by Councillor Hayne

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

Amendment Bylaw, 2016, No. 18649" pass its second reading.

RES.R16-124

Carried

It was then

Moved by Councillor Gill

Seconded by Councillor Hayne

That the Public Hearing on "Surrey Zoning

Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18649" be held at the City Hall on February 22, 2016, at 7:00 p.m.

RES.R16-125

Carried**RESIDENTIAL/INSTITUTIONAL****FLEETWOOD/GUILDFORD****21. 7915-0141-00****10219 - 176 Street****Anya Paskovic, Aplin & Martin Consultants Ltd. / Navjit Sivia****Rezoning from RA to CD (based on RH-G)*****to allow subdivision into 5 small suburban lots and 1 park lot.***

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

It was

Moved by Councillor Gill
Seconded by Councillor Hayne
That:

1. a Bylaw be introduced to rezone the subject site 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) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (f) completion of a P-15 Agreement for the installation, monitoring and maintenance of replantings in the conveyed riparian areas;
 - (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (h) registration of a Section 219 Restrictive Covenant for no-build and maintenance of landscaping within the 5-metre (16 ft.) buffer area on proposed Lot 1;
 - (i) submission of an acoustical report and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;
 - (j) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department; and
 - (k) Stage 2 approval of the Abbey Ridge Local Area Plan.

RES.R16-126

Carried

- RES.R16-127 It was Moved by Councillor Gill
Seconded by Councillor Hayne
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2016, No. 18653" pass its first reading.
Carried
- The said Bylaw was then read for the second time.
- RES.R16-128 It was Moved by Councillor Gill
Seconded by Councillor Hayne
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2016, No. 18653" pass its second reading.
Carried
- RES.R16-129 It was then Moved by Councillor Gill
Seconded by Councillor Hayne
That the Public Hearing on "Surrey Zoning
Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18653" be held at the City Hall on
February 22, 2016, at 7:00 p.m.
Carried

22. **7914-0342-00**
11160 - 156 Street
Roger Jawanda, Citiwest Consulting Ltd. / Parmjit K Nagra, Malkit S Nagra
Development Variance Permit
*to reduce the south side yard setback to retain an existing single family dwelling on a lot
proposed for subdivision.*

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

- RES.R16-130 It was Moved by Councillor Gill
Seconded by Councillor Hayne
That Council approve Development Variance
Permit No. 7914-0342-00, to reduce the minimum south side yard setback of the RF
Zone for the principal building from 1.8 metres (6 ft.) to 1.65 metres (5.4 ft.), on
proposed Lot 2, to proceed to Public Notification.
Carried

23. **7915-0065-00**
8210 - 170A Street
Lori Joyce, H.Y. Engineering Ltd. / Monark Investments Ltd.
Rezoning from A-1 to CD (based on RH-G)
*to allow subdivision into three (3) suburban single family lots, with future subdivision
potential for proposed Lot 1.*

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

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

1. a Bylaw be introduced to rezone the subject site from "General Agriculture Zone (A-1)" 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) 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) removal of accessory buildings to the satisfaction of the General Manager, Planning and Development Department;
 - (f) the applicant satisfy the open space requirement of gross-density subdivisions; and
 - (g) 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.

RES.R16-131

Carried

It was Moved by Councillor Gill
Seconded by Councillor Hayne
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2016, No. 18654" pass its first reading.

RES.R16-132

Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Gill
Seconded by Councillor Hayne
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2016, No. 18654" pass its second reading.

RES.R16-133

Carried

It was then
 Moved by Councillor Gill
 Seconded by Councillor Hayne
 That the Public Hearing on "Surrey Zoning
 Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18654" be held at the City Hall on
 February 22, 2016, at 7:00 p.m.

RES.R16-134

CarriedCOMMERCIAL/INDUSTRIAL/AGRICULTURALFLEETWOOD/GUILDFORD

24. 7915-0166-00
 17780 - Daly Road
 17850 - Daly Road
 17770 - Daly Road
Sylvain Boulanger, Boldwing Continuum Architects Inc.
Solid Rock Holdings Inc., Greetje Steunenber, Berend Steunenber
 OCP Amendment of portions from Suburban to Industrial
 Rezoning of portions from RA to IL
to permit subdivision into two industrial lots and a large suburban residential lot.

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

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

1. a Bylaw be introduced to amend the OCP by redesignating portions of the subject site, shown attached as Appendix VI, from Suburban to Industrial 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 475 of the Local Government Act.
3. a Bylaw be introduced to rezone portions of the subject site shown as Block A and Block B on the Survey Plan attached as Appendix I, from "One-Acre Residential Zone (RA)" to "Light Impact Industrial Zone (IL)" and a date be set for Public Hearing.
4. 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 and resolution of non-conforming buildings, to the satisfaction of the Approving Officer;
- (c) approval from the Ministry of Transportation & Infrastructure; and
- (d) submission of a "no-build" Restrictive Covenant on proposed Lot 3.
- RES.R16-135 Carried

It was Moved by Councillor Gill
Seconded by Councillor Hayne
That "Surrey Official Community Plan Bylaw,
2013, No. 18020, Amendment Bylaw, 2016, No. 18655" pass its first reading.

RES.R16-136 Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Gill
Seconded by Councillor Hayne
That "Surrey Official Community Plan Bylaw,
2013, No. 18020, Amendment Bylaw, 2016, No. 18655" pass its second reading.

RES.R16-137 Carried

It was then Moved by Councillor Gill
Seconded by Councillor Hayne
That the Public Hearing on "Surrey Official
Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2016, No. 18655" be held
at the City Hall on February 22, 2016, at 7:00 p.m.

RES.R16-138 Carried

It was Moved by Councillor Gill
Seconded by Councillor Hayne
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2016, No. 18656" pass its first reading.

RES.R16-139 Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Gill
Seconded by Councillor Hayne
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2016, No. 18656" pass its second reading.

RES.R16-140 Carried

It was then
 Moved by Councillor Gill
 Seconded by Councillor Hayne
 That the Public Hearing on "Surrey Zoning
 Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18656" be held at the City Hall on
 February 22, 2016, at 7:00 p.m.

RES.R16-141 Carried

RESIDENTIAL/INSTITUTIONAL

SOUTH SURREY

25. 7915-0084-00
 1785 – 168 Street
 16691 – 16 Avenue
 16715 – 16 Avenue
 16733 – 16 Avenue
 1643 – 168 Street
 16755 – 16 Avenue
 1671 – 168 Street
 1681 – 168 Street
 1753 – 168 Street
 1733 – 168 Street
 1707 – 168 Street
Maggie Koka, Aplin & Martin Consultants Ltd.
Canadian Horizons (18th Avenue) Land Corp., Dwayne G. Little,
Lawrence Little, Cora-Lynn Mcneilage, Thomas P. Mcneilage, Peter H. Hodson,
Samuel H. Hodson, Candy K. Hodson, Dianna L. Patton, Bernice Ellen Wright,
Dunliang Zhang
 OCP Amendment from "Suburban" to "Urban"
 Partial NCP Amendment from "Suburban Residential (1-2 upa)", "Suburban
 Transitional (2-4 upa)" and "Urban Transitional (up to 8 upa)" to "Low Density
 Residential (6-10 upa)" as well as to accommodate a modified road pattern and
 relocation of drainage swales
 Rezoning from RA to RF-12 / Development Variance Permit
to allow subdivision into 104 single family lots and one remainder portion.

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

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

1. a Bylaw be introduced to amend the OCP by re-designating a portion of the subject site from Suburban to Urban and a date for Public Hearing be set (Appendix VII).

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 475 of the Local Government Act.
3. a Bylaw be introduced to rezone a portion of the subject site, as shown in Block A, on the attached Survey Plan from "One-Acre Residential Zone (RA)" to "Single Family Residential Zone (RF-12)" and a date set for Public Hearing.
4. Council approve Development Variance Permit No. 7915-0084-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum front (north) yard setback of the RF-12 Zone from 6 metres (20 ft.) to 4.5 metres (15 ft.) for Lot 11; and
 - (b) to reduce the minimum rear (south) yard setback of the RF-12 Zone from 7.5 metres (25 ft.) to 6 metres (20 ft.) for Lot 11 and Lot 12.
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) final approval from the Ministry of Transportation & Infrastructure including submission of a traffic impact study pursuant to the requirements of 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) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (g) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (h) registration of a Section 219 Restrictive Covenant to ensure tree protection; and

- (i) registration of a Section 219 Restrictive Covenant (No Build) on proposed Lot 105 until future redevelopment.
6. Council pass a resolution to amend the Sunnyside Heights Neighbourhood Concept Plan to:
- (a) re-designate a portion of the subject property from "Suburban Residential (1-2 upa)", "Suburban Transitional (2-4 upa)" and "Urban Transitional (up to 8 upa)" to "Low Density Residential (6-10 upa)";
- (b) modify the future road network to remove a north-south road (167A Street) and lanes in favour of four east-west roads (16A Avenue, 16B Avenue, 17 Avenue and 17A Avenue); and
- (c) modify the location of drainage swales along 16A Avenue and 17 Avenue;

as illustrated in Appendix VII when the project is considered for final adoption.

RES.R16-142

Carried

Council requested staff to work with the Applicant to host a Public Information Session before the project is considered at Public Hearing.

It was

Moved by Councillor Gill

Seconded by Councillor Hayne

That "Surrey Official Community Plan Bylaw,

2013, No. 18020, Amendment Bylaw, 2016, No. 18657" pass its first reading.

RES.R16-143

Carried

The said Bylaw was then read for the second time.

It was

Moved by Councillor Gill

Seconded by Councillor Hayne

That "Surrey Official Community Plan Bylaw,

2013, No. 18020, Amendment Bylaw, 2016, No. 18657" pass its second reading.

RES.R16-144

Carried

It was then

Moved by Councillor Gill

Seconded by Councillor Hayne

That the Public Hearing on "Surrey Official

Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2016, No. 18657" be held at the City Hall on February 22, 2016, at 7:00 p.m.

RES.R16-145

Carried

- RES.R16-146 It was Moved by Councillor Gill
Seconded by Councillor Hayne
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2016, No. 18658" pass its first reading.
Carried
- The said Bylaw was then read for the second time.
- RES.R16-147 It was Moved by Councillor Gill
Seconded by Councillor Hayne
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2016, No. 18658" pass its second reading.
Carried
- RES.R16-148 It was then Moved by Councillor Gill
Seconded by Councillor Hayne
That the Public Hearing on "Surrey Zoning
Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18658" be held at the City Hall on
February 22, 2016, at 7:00 p.m.
Carried

26. **7915-0069-00**
18319 - 20 Avenue
Maggie Koka, Aplin & Martin Consultants Ltd. / Gordon C Hamilton
Development Variance Permit
*to vary the Subdivision and Development Bylaw to allow on-site sewage disposal systems
on lots smaller than 0.81 ha (2 acres) in order to allow subdivision of the site.*

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

- RES.R16-149 It was Moved by Councillor Gill
Seconded by Councillor Hayne
That Council approve Development Variance
Permit No. 7915-0069-00, varying the minimum lot size required for on-site sewage
disposal systems of 0.81 ha (2 acres), and that the variance proceed to Public
Notification once the number of lots in the proposed subdivision is confirmed
between the applicant and the Engineering Department.
Carried

27. 7915-0240-00
18386 - 20 Avenue
Maggie Koka, Aplin & Martin Consultants Ltd. / Cindi K Kukler, Leah J Gabriel
Development Variance Permit
to vary the Subdivision and Development Bylaw to allow on-site sewage disposal systems on lots smaller than 0.81 ha (2 acres) in order to allow subdivision of the site.

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

It was Moved by Councillor Gill
Seconded by Councillor Hayne
That Council approve Development Variance Permit No. 7915-0240-00, varying the minimum lot size required for on-site sewage disposal systems of 0.81 ha (2 acres), and that the variance proceed to Public Notification once the number of lots in the proposed subdivision is confirmed between the applicant and the Engineering Department.

RES.R16-150

Carried

Council noted that our Septic Disposal Systems Policy Guidelines are over 20 years old and that there have been technological upgrades to allow for smaller lots and that it would be helpful to have staff present an overview in terms of new technology, preventative maintenance and inspection best practices.

Council expressed concern that if there was a failure with the septic systems in the proposed subdivision it could seriously impact the neighbouring organic farm.

Engineering explained they will provide Council with a presentation regarding septic fields and technological upgrades and clarified that as far as regulating septic fields, the City of Surrey does not regulate them. When contemplating a new development, placement and the number of allowable fields are determined by professional engineering service companies using Provincial Regulations and Fraser Health and there are industry best practices for septic fields.

Staff will work with the Applicant and recommend the number of lots that would be appropriate for the size of the development.

- C. ITEMS REFERRED BACK
- D. LAND USE CONTRACT TERMINATIONS
- E. CORPORATE REPORTS
- F. CORRESPONDENCE

G. NOTICE OF MOTION

H. BYLAWS AND PERMITS

BYLAW READINGS

1. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18408"
7914-0298-00 – Jasdev Jawanda, Harminder Jawanda, Rajvir Shergill, 0829907 B.C. Ltd.
(Director Information: Harbhajan and Ravinder Duhra) and City of Surrey
c/o WSP Canada Inc. (Dexter Hirabe)
RA to RF – 15685 – 106A Avenue and Portion of Lane - to allow subdivision into
4 single family lots.

Approved by Council: February 2, 2015

It was Moved by Councillor Gill
Seconded by Councillor Hayne
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2015, No. 18408" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.

RES.R16-151

Carried

2. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18425"
7914-0284-00 – Charanjit and Inderjit Rattan
c/o Coastland Engineering & Surveying Ltd. (Mike Helle)
RA to RF – 11339 Surrey Road - to allow subdivision into 8 single family lots.

Approved by Council: March 23, 2015

It was Moved by Councillor Gill
Seconded by Councillor Hayne
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2015, No. 18425" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.

RES.R16-152

Carried

BYLAW WITH PERMITS

3. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2014, No. 18187"
7913-0238-00 – Janda Group Holdings Inc.
c/o Focus Architecture Inc. (Colin Hogan)
7913-0238-00 – RF to RM-30 – 8679 – 158 Street - to allow the development of
19 townhouse units.

Approved by Council: March 31, 2014

Note: Planning and Development advise that the associated OCP Bylaw No. 18186 is no longer required, see Item H.4 for the filing of this Bylaw.

It was Moved by Councillor Gill
Seconded by Councillor Hayne
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2014, No. 18187" be finally adopted, signed by the Mayor and Clerk,
and sealed with the Corporate Seal.

RES.R16-153

Carried

Development Variance Permit No. 7913-0238-00
8679 – 158 Street

Supported by Council: April 14, 2014

To vary "Surrey Zoning Bylaw, 1993, No. 12000", as amended, as follows:

- (a) In Section F. Yards and Setbacks of Part 22 Multiple Residential 30 Zone (RM-30), the minimum front yard setback is reduced from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) for the principal building, as shown on the proposed site layout shown on Schedule A which is attached hereto and forms part of this development variance permit;
- (b) In Section F. Yards and Setbacks of Part 22 Multiple Residential 30 Zone (RM-30), the minimum rear yard setback is reduced from 7.5 metres (25 ft.) to 5.9 metres (19 ft.) for the principal building, as shown on the proposed site layout shown on Schedule A;
- (c) In Section F. Yards and Setbacks of Part 22 Multiple Residential 30 Zone (RM-30), the minimum north side yard setback is reduced from 7.5 metres (25 ft.) to 5.4 metres (18 ft.) for the principal building, as shown on the proposed site layout shown on Schedule A;
- (d) In Section F. Yards and Setbacks of Part 22 Multiple Residential 30 Zone (RM-30), the minimum south side yard setback is reduced from 7.5 metres (25 ft.) to 2.0 metres (7 ft.) for the principal building, as shown on the proposed site layout shown on Schedule A; and
- (e) In Section H. Off-Street Parking and Loading/Unloading of Part 22 Multiple Residential 30 Zone (RM-30), the requirement for parking spaces to be enclosed and attached to the dwelling unit is varied to allow one unenclosed tandem parking space for each unit with a tandem parking arrangement, as shown on the proposed site layout shown on Schedule A.

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

It was Moved by Councillor Gill
 Seconded by Councillor Hayne
 That Development Variance Permit
 No. 7913-0238-00 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.R16-154

Carried

Development Variance Permit No. 7913-0238-01
 8679 – 158 Street

Supported by Council: July 13, 2015

To vary "Surrey Zoning Bylaw, 1993, No. 12000", as amended, as follows:

- (a) to vary the maximum percentage of resident tandem parking spaces allowed in
 the RM-30 Zone for all 19 townhouse units from 50% to 100%.

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

It was Moved by Councillor Gill
 Seconded by Councillor Hayne
 That Development Variance Permit
 No. 7913-0238-01 be approved; that the Mayor and Clerk be authorized to sign the
 Permit; and that Council authorize the transfer of the Permit to the heirs,
 administrators, executors, successors, and assigns of the title of the land within the
 terms of the Permit.

RES.R16-155

Carried

Development Permit No. 7913-0238-00
 8679 – 158 Street

To allow the development of 19 townhouse units.

Authorized to draft: March 31, 2014

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

It was Moved by Councillor Gill
 Seconded by Councillor Hayne
 That the Mayor and Clerk be authorized to
 execute Development Permit No. 7913-0238-00.

RES.R16-156

Carried

Staff clarified that "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2014, No. 18187" and associated Development Variance Permits (DVP) and Development Permits (DP) were in place before the change to the policy.

TO BE FILED

4. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2014, No. 18186"
7913-0238-00 – Janda Group Holdings Inc.
c/o Focus Architecture Inc. (Colin Hogan)
To authorize the redesignation of 8679 – 158 Street from Urban (URB) to Multiple Residential (RM).

Approved by Council: March 31, 2014

- * Planning and Development advise (see memorandum dated January 26, 2016 in back-up) that subsequent to above-noted OCP amendment bylaw being granted Third Reading by Council, the adoption of the Official Community Plan on October 20, 2014 has resulted in a change to the Urban designation, which now supports densities up to 72 units per hectare in all Town Centre Plans and Neighbourhood Concept Plans. The subject proposal has a density of 67 units per hectare. Therefore, the OCP Amendment from Urban to Multiple Residential is not required. Accordingly, Council is advised that Bylaw No. 18186 is no longer required. Council is requested to file Bylaw No. 18186.

It was

Moved by Councillor Gill

Seconded by Councillor Hayne

That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2014, No. 18186" be filed.

Carried

RES.R16-157

I. CLERKS REPORT

J. OTHER BUSINESS

K. ADJOURNMENT

It was

Moved by Councillor Gill

Seconded by Councillor LeFranc

That the February 1, 2016 Regular Council - Land

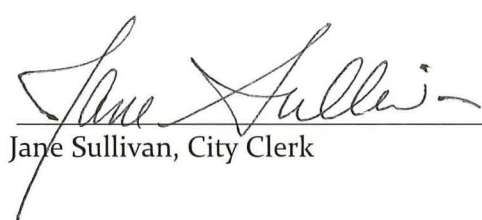
Use meeting be adjourned.

RES.R16-158

Carried

The Regular Council - Land Use meeting adjourned at 6:07 p.m.

Certified correct:



Jane Sullivan, City Clerk



Mayor Linda Hepner