

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

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

1. **7916-0172-00**
9382 - 162A Street
Rajeev Mangla, Mainland Engineering Corp. / Manjit K Sangha,
Satnam S Sangha, Kulvinder S Sangha
Development Variance Permit
to reduce the minimum rear yard setback 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 Steele
That Council approve Development Variance

Permit No. 7916-0172-00, to reduce the minimum rear yard setback of the RF Zone from 7.5 metres (25 ft.) to 1.8 metres (6 ft.), to proceed to Public Notification.

RES.R16-2237

Carried

NEWTON

2. **7915-0100-00**
13545 - 64 Avenue
Balbir Singh Gellon, 0739959 BC Ltd. / 0739959 BC Ltd.
Director Information: Balbir Singh Gellon, Charanjit Kaur Gellon
Officer Information as at November 8, 2015: Balbir Gellon (President)
 Rezoning from CD to CD (based on C-8)
to permit additional uses within an existing commercial 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 Villeneuve
 That:

1. a Bylaw be introduced to rezone the subject site from "Comprehensive Development Zone (CD)" (By-law No. 12219) 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; and
 - (b) registration of a Section 219 Restrictive Covenant to restrict business hours between 6:00 a.m. and 11:00 p.m.

RES.R16-2238

Carried
 with Councillors Woods and Hayne opposed

It was Moved by Councillor Gill
 Seconded by Councillor Villeneuve
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2016, No. 18917" pass its first reading.

RES.R16-2239

Carried
 with Councillors Woods and Hayne opposed

The said Bylaw was then read for the second time.

It was Moved by Councillor Gill
 Seconded by Councillor Villeneuve
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2016, No. 18917" pass its second reading.

RES.R16-2240

Carried
 with Councillors Woods and Hayne opposed

It was then
 Moved by Councillor Gill
 Seconded by Councillor Villeneuve
 That the Public Hearing on "Surrey Zoning
 Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18917" be held at the City Hall
 on November 7, 2016, at 7:00 p.m.
 RES.R16-2241 Carried

3. **7916-0009-00**
8820 - 120 Street
Steven Wagner, Urban Design Group Architects Ltd.
Mann Investment (88 Ave) Ltd.
 Development Variance Permit
to reduce the setbacks for a free-standing sign for an existing 3-storey commercial 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 Villeneuve
 That Council approve Development Variance
 Permit No. 7916-0009-00, varying the following, to proceed to Public Notification:

(a) to reduce the minimum setback for a free-standing sign along the western property line from 2 metres (6.5 ft.) to 0.5 metres (1.6 ft.); and

(b) to allow for a free-standing sign to be permitted within a yard that abuts a highway when the business to which the sign pertains is located in a building whose setback adjacent to that highway is 5 metres (16 ft.) or less.

RES.R16-2242 Carried

SOUTH SURREY

4. **7916-0384-00**
3399 - 189 Street
Laura Jones, Pacific Land Group Ltd. / 0988150 BC Ltd.
Director Information: Todd David Jacob
No Officer Information Filed as at December 12, 2015
 Development Variance Permit
to reduce the required parking for a future industrial building and to increase the maximum height of accessory structures to allow for the installation of flagpoles.

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. 7916-0384-00, varying the following, to proceed to Public Notification:

- (a) to reduce the minimum number of on-site parking spaces from 101 to 82; and
- (b) to vary the maximum height of accessory structures of the CD Zone (By law No. 18534) from 6.0 metres (20 ft.) to 10.8 metres (35 ft.).

RES.R16-2243

Carried

5. **7916-0388-00**
3425 - 189 Street / Laura Jones, Pacific Land Group Ltd. / 0988148 BC Ltd.
Director Information: Todd David Jacob
No Officer Information Filed as at December 12, 2015

Development Variance Permit
to reduce the required parking for a multi-tenant industrial building.

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

It was Moved by Councillor Gill
 Seconded by Councillor Hayne
 That Council approve Development Variance
 Permit No. 7916-0388-00, to vary Part 5 "Off Street Parking and Loading/Unloading"
 of Zoning By-law 12000 to allow office uses that are ancillary to Light Impact
 Industrial Uses to be calculated at a rate of 1 parking space per 100 square metres
 (1,075 sq. ft.) of gross floor area, to proceed to Public Notification.

RES.R16-2244

Carried

SURREY CITY CENTRE/WHALLEY

6. **7912-0288-01**
10107 - 127 Street
Kuldip Randhawa, Acumar Consulting Engineers Ltd.
Amandeep K Kooner, Sandeep S Kooner, Saroop S Pahal, Kewal S Pahal
 Development Variance Permit
in order to reduce the lot depth and the rear yard setback 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 Hayne
 That Council approve Development Variance
 Permit No. 7912-0288-01, varying the following, to proceed to Public Notification:

- (a) to vary CD By-law No. 16156 as amended by By-law No. 17461 by reducing the minimum lot depth of proposed Lot 1 from 28 metres (92 ft.) to 24.4 metres (80 ft.); and
- (b) to vary CD By-law No. 16156 as amended by By-law No. 17461 by reducing the minimum rear yard setback for the existing single family dwelling on proposed Lot 2 from 7.5 metres (25 ft.) to 3.4 metres (11 ft.).

RES.R16-2245

Carried

**7. 7916-0432-00
9639 - 137A Street
Matthew Alexander, Lark Enterprises Ltd. / North Harper Lands
Development Ltd.**

Rezoning from CD By-law No. 17437, as amended and CD Bylaw No. 18287 to CD (based upon C-35) / Development Permit
to permit additional hospital related uses, an increase in density and additional signage as part of a comprehensive sign package.

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 "Comprehensive Development Zone(CD)" (By-law No. 17437, as amended by Bylaw No. 18286) and "Comprehensive Development Zone (CD)" (Bylaw No. 18287) to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
- 2. Council approve the applicant's request to vary the Sign By-law, as described in Appendix II.
- 3. Council authorize staff to draft Development Permit No. 7916-0432-00 for a comprehensive sign design package, generally in accordance with the attached drawings (Appendix III).

RES.R16-2246

Carried

It was Moved by Councillor Gill
Seconded by Councillor Hayne
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2016, No. 18918" pass its first reading.

RES.R16-2247

Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Gill
 Seconded by Councillor Hayne
 That Council approve Development Variance
 Permit No. 7912-0265-01, to reduce the setback from the top-of-bank of a "Natural
 Class A Stream", in Part 7A of Zoning By-law No. 12000, from 30 metres (100 ft.) to a
 minimum of 5 metres (16.5 ft.), to proceed to Public Notification.

RES.R16-2251

Carried**10. 7916-0359-00****7743 - 156 Street****Mike Kompter, Hub Engineering Inc. / Sonja D Bacon, Henry G Bacon**

NCP Amendment from ¼ Acre Gross Density (4 upa) to Low-Medium Density
 Cluster (5 upa) / Rezoning from RA to RF
to allow subdivision into 4 single family lots.

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

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

1. a Bylaw be introduced to rezone the subject site from "One-Acre Residential
 Zone (RA)" to "Single Family Residential Zone (RF)" and a date be set for
 Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including
 restrictive covenants, dedications, and rights-of-way where necessary,
 are addressed to the satisfaction of the General Manager,
 Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the
 Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree
 preservation to the satisfaction of the City Landscape Architect;
 - (d) demolition of existing buildings and structures to the satisfaction of
 the Planning and Development Department;
 - (e) the applicant satisfy the deficiency in tree replacement on the site, to
 the satisfaction of the Planning and Development Department;
 - (f) the applicant address open space requirements of the Fleetwood
 Enclave Infill Area Concept Plan, to the satisfaction of the General
 Manager, Planning and Development;

- (g) the applicant provide an additional community benefit to address the additional pressure that an amendment to the "Low-Medium Density Cluster (5 u.p.a.)" designation will have on the larger community, to the satisfaction of the General Manager, Parks, Recreation and Culture;
- (h) registration of a Section 219 Restrictive Covenant for "no build" on a portion of proposed Lot 1 until future consolidation with a portion of the adjacent property to the north (7761 - 156 Street); and
- (i) registration of a Section 219 Restrictive Covenant for "no build" on a portion of proposed Lot 2 until future consolidation with a portion of the adjacent property to the south (7721 - 156 Street).

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

RES.R16-2252

Carried

It was

Moved by Councillor Gill
 Seconded by Councillor Hayne
 That "Surrey Zoning Bylaw, 1993, No. 12000,

Amendment Bylaw, 2016, No. 18919" pass its first reading.

RES.R16-2253

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. 18919" pass its second reading.

RES.R16-2254

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. 18919" be held at the City Hall
 on November 7, 2016, at 7:00 p.m.

RES.R16-2255

Carried

11. **7915-0448-00**
7817 - 155 Street
7789 - 155 Street
Clarence Arychuk, WSP Group / Chimney Ridge Investments Ltd.
Janus Land Corp., Inc., Ravnit K Khabra, Ravinder S Khabra, Balbir Khabra
NCP Amendment of a portion from 1/4 Acre Gross Density (4 upa) to Low-Medium Density Cluster (5 upa) / Rezoning from A-1 to RF and CD (based on RF-G) to permit the development of 28 single family lots and an open space 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 Block A as shown on the Survey Plan attached as Appendix I from "General Agriculture Zone (A-1)" to "Single Family Residential Zone (RF)" and a date be set for Public Hearing.
2. a Bylaw be introduced to rezone a portion of the site, shown as Schedule A of the CD By-law (Appendix VIII), from "General Agriculture Zone (A-1)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
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) submission of a landscaping plan and landscaping cost estimate for the landscape buffer on proposed Lots 2 to 13, to the specifications and satisfaction of the Planning and Development Department;
 - (e) registration of a Section 219 no-build Restrictive Covenant for larger rear yard setbacks on proposed Lots 2 to 13 and installation of a landscape buffer along the northern edge of the site;
 - (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) the applicant address open space requirements of the Fleetwood Enclave Infill Area Concept Plan, to the satisfaction of the General Manager, Planning and Development; and
- (i) the applicant provide an additional community benefit to address the additional pressure that an amendment to the "Low-Medium Density Cluster (5 upa)" designation will have on the larger community, to the satisfaction of the General Manager, Parks, Recreation and Culture.

RES.R16-2256

Carried

It was

Moved by Councillor Gill

Seconded by Councillor Hayne

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

Amendment Bylaw, 2016, No. 18920" pass its first reading.

RES.R16-2257

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. 18920" pass its second reading.

RES.R16-2258

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. 18920" be held at the City Hall on November 7, 2016, at 7:00 p.m.

RES.R16-2259

Carried

It was

Moved by Councillor Gill

Seconded by Councillor Hayne

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

Amendment Bylaw, 2016, No. 18921" pass its first reading.

RES.R16-2260

Carried

The said Bylaw was then read for the second time.

RES.R16-2261 It was Moved by Councillor Gill
Seconded by Councillor Hayne
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2016, No. 18921" pass its second reading.
Carried

RES.R16-2262 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. 18921" be held at the City Hall
on November 7, 2016, at 7:00 p.m.
Carried

NEWTON

12. 7916-0424-00
6105 - 145A Street; 14550 - 61A Avenue; 14558 - 61A Avenue; 14562 - 61A Avenue
14568 - 61A Avenue; 14572 - 61A Avenue; 14578 - 61A Avenue; 14579 - 61 Avenue
14571 - 61 Avenue; 14565 - 61 Avenue; 14557 - 61 Avenue; 14551 - 61 Avenue
14588 - 61A Avenue; 14592 - 61A Avenue; 14596 - 61A Avenue
Jas Gill / 0736222 BC Ltd.

Director Information: Jaspreet Gill, Jagdeep Kaur Gill

**Officer Information as at September 28, 2015: Jaspreet Gill, President,
Jagdeep Kaur Gill, Secretary**

Development Variance Permit

in order to vary building setbacks on 15 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 Hayne
That Council approve Development Variance
Permit No. 7916-0424-00, varying the following, to proceed to Public Notification:

- (a) to reduce the minimum front yard setback of the RF-12 Zone from 6.0 metres (20 ft.) to 5.5 metres (18 ft.) for 50% of the building width for Lots 4 to 14, 17 to 19, and 23;
- (b) to reduce the minimum rear yard setback of the RF-12 Zone from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) for 50% of the building width and to 5.5 metres (18 ft.) for the remaining length of the rear building face for Lots 4 to 12, 14, 17 to 19, and 23; and

- RES.R16-2263 (c) to reduce the minimum rear yard setback of the RF-12 Zone from 7.5 metres (25 ft.) to 5.5 metres (18 ft.) for the length of the rear building face for Lot 13.
Carried

13. **7916-0435-00**
12490 - 60 Avenue, 12498 - 60 Avenue
Amarjit Grewal, Pacific Homes Ltd. / Sarbjit K Grewal, Amarjit S Grewal
Development Variance Permit
to relax the front yard setback requirements for the principal building of two single family lots.

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

It was Moved by Councillor Gill
Seconded by Councillor Hayne
That Council approve Development Variance
Permit No. 7916-0435-00, varying the following, to proceed to Public Notification:

- (a) to reduce the minimum front yard setback of the RF-12 Zone from 6.0 metres (20 ft.) to 5.0 metres (16 ft.) for the garage, from 4.0 metres (13 ft.) to 3.0 metres (10 ft.) for the remaining portion of the first storey of the principal building, and from 2.0 metres (6.6 ft.) to 1.35 metres (4.4 ft.) for the veranda for Lot 1 at 12490 - 60 Avenue; and
- (b) to reduce the minimum front yard setback of the RF-12 Zone from 6.0 metres (20 ft.) to 5.0 metres (16 ft.) for the garage, and 4.0 metres (13 ft.) to 3.0 metres (10 ft.) for the remaining portion of the first storey of the principal building for Lot 2 at 12498 - 60 Avenue.

RES.R16-2264 Carried

SOUTH SURREY

14. **7916-0430-00**
1655 - 136 Street
Jack Chen, BC Quantity Surveyors Inc. / Andorly Liao
Development Variance Permit
to allow the construction of a 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. 7916-0430-00, varying the following, to proceed to Public Notification:

- (a) to reduce the minimum north side yard setback of the RA Zone from 4.5 metres (15 ft.) to 2.5 metres (8 ft.); and
- (b) to reduce the minimum south side yard setback of the RA Zone from 4.5 metres (15 ft.) to 3.0 metres (10 ft.).

RES.R16-2265

Carried**SURREY CITY CENTRE/WHALLEY****15. 7916-0437-00****12521 - 99A Avenue****Komal Sidhu / Sukhdip Singh Mangat, Jasvir K Mangat**

Development Variance Permit

to reduce the minimum rear yard setback from a natural gas transmission right-of-way as well as to reduce the minimum front yard setback in order to permit a new 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. 7916-0437-00, varying the following, to proceed to Public Notification:

- (a) to vary Part 4 of the Zoning By-law to reduce the minimum rear yard setback of the principal building from a natural gas transmission from 7.5 metres (25 ft.) to 0.9 metre (3 ft.); and
- (b) to reduce the minimum front side yard setback of the principal building in the RF Zone from 7.5 metres (25 ft.) to 4.9 metres (16 ft.).

RES.R16-2266

Carried**16. 7916-0234-00****13090 - 112A Avenue****Mike Kompter, Hub Engineering Inc. / Margaret H Lo**

Rezoning from RF to RF-13 / Development Variance Permit

to allow subdivision into 4 single family small lots with side-by-side double garages on all lots.

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

It was

Moved by Councillor Gill
Seconded by Councillor Hayne
That:

1. a Bylaw be introduced to rezone the subject site from "Single Family Residential Zone (RF)" to "Single Family Residential (13) Zone (RF-13)" and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7916-0234-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum lot width of Type II lots in the RF-13 Zone from 13.4 metres (44 ft.) to 12.8 metres (42 ft.) for proposed interior Lots 1 and 4 and from 15.4 metres (51 ft.) to 14.6 metres (48 ft.) for proposed corner Lots 2 and 3; and
 - (b) to permit a front access side-by-side double garage on a lot less than 13.4 metres (44 ft.) in width in the RF-13 Zone for proposed Lots 1 and 4.
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 an acceptable tree survey and a statement regarding tree preservation;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (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) the applicant address the shortfall in tree replacement to the satisfaction of the General Manager, Planning and Development;
 - (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
 - (h) submission of an acoustical report and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures on all proposed lots.

RES.R16-2267

Carried

RES.R16-2268 It was Moved by Councillor Gill
Seconded by Councillor Hayne
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2016, No. 18922" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R16-2269 It was Moved by Councillor Gill
Seconded by Councillor Hayne
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2016, No. 18922" pass its second reading.
Carried

RES.R16-2270 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. 18922" be held at the City Hall
on November 7, 2016, at 7:00 p.m.
Carried

COMMERCIAL/INDUSTRIAL/AGRICULTURAL

CLOVERDALE/CLAYTON

17. **7916-0293-00**
19545 – No. 10 (Langley By-pass) Highway
Alvin Bartel, Craven Huston Powers Architects / Gold Key Automotive Ltd
Development Permit / Development Variance Permit
to permit signage and the development of a sales building and service building for commercial trucks.

* **Planning Recommendation**

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 By-law as described in Appendix II; and

2. Council approve Development Permit No. 7916-0293-00 including a comprehensive sign design package and authorize the Mayor and Clerk to execute the Permit.

RES.R16-2271

Carried**18. 7916-0108-00****5340 - 192 Street****Shauna Johnson, Teck Construction LLP / 1049777 B.C. Ltd****Director Information: Ib Moller****No Officer Information Filed**

Development Permit / Development Variance Permit

to permit the development of a towing yard and associated building for Clover Towing.

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. 7916-0108-00 generally in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7916-0108-00, varying the following, to proceed to Public Notification:
 - (a) to vary the IH Zone to permit outdoor storage of unwrecked vehicles less than 5,000 kilograms (11,023 lbs.) GVW between the principal building and 192 Street; and
 - (b) to relax Part 7 Special Building Setbacks of Surrey Zoning By-law, No. 12000, to allow the siting of the free-standing sign to be a minimum of 2.0 metres (6.5 ft.) from the existing front lot line.
3. Council instruct staff to resolve the following issues prior to approval:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department; and

- (d) a covenant be registered stipulating that, should 192 Street be widened to the ultimate Arterial Road standard (currently 37 metres from this section of 192 Street), the Owner agrees to relocate the free-standing sign at the full cost to the Owner.

RES.R16-2272

Carried**FLEETWOOD/GUILDFORD**

19. **7913-0193-00**
17261 - 100 Avenue
17241 - 100 Avenue
Dexter Hirabe, WSP Canada Inc. / Bindu Rattan, Arvind Rattan
Dream Castle Homes Ltd
 OCP Amendment from Suburban to Urban
 Rezoning from RA to RF / Development Variance Permit
to allow subdivision into 12 single family lots.

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

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

1. a Bylaw be introduced to amend the OCP by redesignating the subject site from Suburban to Urban and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.
3. a Bylaw be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)" and a date be set for Public Hearing.
4. Council approve Development Variance Permit No. 7913-0193-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum lot width of the RF Zone from 15 metres (50 ft.) to 13.9 metres (46 ft.) for proposed Lot 5, to 13 metres (43 ft.) for proposed Lots 10 and 11, and to 14 metres (46 ft.) for proposed 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) 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) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (f) submission of an acoustical report and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures on all proposed lots;
- (g) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department; and
- (h) Stage 2 approval of the Abbey Ridge Local Area Plan.

RES.R16-2273

Carried

It was

Moved by Councillor Gill

Seconded by Councillor Hayne

That "Surrey Official Community Plan Bylaw,

2013, No. 18020, Amendment Bylaw, 2016, No. 18923" pass its first reading.

RES.R16-2274

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. 18923" pass its second reading.

RES.R16-2275

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. 18923" be held at the City Hall on November 7, 2016, at 7:00 p.m.

RES.R16-2276

Carried

RESIDENTIAL/INSTITUTIONALNEWTON

21. **7915-0298-00**
13515 - 84 Avenue
Mike Kompter, Hub Engineering Inc. / Rajinder K Chohan, Gurmel S Chohan
Sukhjinder K Chohan, Harinder S Chohan
Development Variance Permit
to vary the side yard setbacks of the RA Zone to allow for the construction of a new single family dwelling.

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

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

1. Council approve Development Variance Permit No. 7915-0298-00, to reduce the minimum east and west side yard setbacks of the "One-Acre Residential Zone (RA)" from 4.5 metres (15 ft.) to 1.8 metres (6 ft.), to proceed to Public Notification:
2. Council instruct staff to resolve the following issues prior to approval:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a 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) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
 - (e) registration of a Section 219 Restrictive Covenant to ensure appropriate size and siting of the house to facilitate future subdivision of the property.

RES.R16-2281

Carried

22. **7916-0259-00**
13145 - 60 Avenue
Sukhpreet K Punia / Sukhpreet K Punia, Dalwinder S Grewal
 Restrictive Covenant amendment
to reduce the total area of tree protection on the property to reflect the removal of two protected trees

The General Manager, Planning & Development was recommending that the application be referred back to staff to work with the Applicant.

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

1. Application No. 7916-0259-00 be referred back to staff to work with the Applicant to look at alternative driveway access to the garage;
2. The restrictive covenant be amended to reduce the total area of tree protection to reflect the removal of Tree #6 and #7 on Lot 1 located at 13145 - 60 Avenue;
3. The Applicant pay a fine in the amount of \$4,536.00, and plant two (2) suitable replacement trees for each tree that was illegally removed, as per the letter from the Manager of Trees and Landscaping dated May 24, 2016.

RES.R16-2282

Carried
 with Councillors LeFranc, Villeneuve and
 Woods opposed

Mayor Hepner called for the Applicant to speak to the staff recommendation outlined in the Planning Report of denial for Application No. 7916-0259-00.

Agent (on behalf of the Applicant): The Agent noted that the maximum square footage cannot be achieved without an amendment to the Restrictive Covenant. The Agent asked for a relaxation in the covenant, in order to push back the garage so that the Applicant can achieve a proper driveway in front of the house. The Agent noted that the current Restrictive Covenant presents a hardship based on the plans the client has prepared for the subject site.

Council noted that the real issue is that two trees were removed from the site without approval. The Agent noted that the owners can answer the questions regarding the trees that were removed from the lot.

Applicant: The Applicant noted that they were unaware that a permit was required in order to remove damaged trees and requested Council to grant a relaxation in the Restrictive Covenant to facilitate building a livable house on the property that would accommodate both their children and extended family.

In response to a question from Council, the Applicant noted that the home they are seeking to build is 3,367 square feet. With the Restrictive Covenant removed an additional 385 square feet more can be achieved on the main floor which would bring the home up to the allowable 4,000 square feet under the existing zone.

The Agent clarified that the garage configuration on the Applicant's plans will not be achievable without the additional 385 square feet and that the Restrictive Covenant presents a hardship.

Council requested clarification as to whether the Applicant was aware of the Restrictive Covenant when they purchased the lot. In response, the Applicant noted they were aware of the existing Restrictive Covenant when they purchased the property. If the trees had not been damaged by a storm they would have worked with their designer to achieve a home based on site restrictions.

Council requested clarification from staff as to the cap regarding both the RF-Zone and Footprint. Staff clarified that at the time the subdivision was created, the building that could have been built would have achieved the maximum footprint in the RF zone. In terms of the garage, staff clarified that 6-metres, allowable under the current zone would make it tight to make the turn into the garage based on the current configuration; however, noted that there are other layouts that could be considered.

Mayor Hepner asked for clarification regarding the Restrictive Covenant and the FAR on the zone. Staff noted that if the subdivision would be reviewed today, the maximum allowable home size would be reviewed and variances would be looked at to maximize tree retention.

The Agent noted that the size of the driveway, based on the current zone, does not meet the parking bylaw.

Council requested staff to work with the Applicant and explore how the driveway could be configured to work with the plan and noted that it is important to not set precedent in this matter. The Restrictive Covenant will be removed; however, the Applicant will be required to pay significant fines associated with the unauthorized tree removal and re-plant two (2) suitable replacement trees on the site.

SOUTH SURREY

23. **7916-0187-00**
14338 - 32 Avenue
James Pernu, McElhanney Consulting Services Ltd. / Kanwaldeep Sandhu
Rezoning from RA to CD and RH
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 LeFranc
That:

1. a Bylaw be introduced to rezone a portion of the subject site from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)" shown as Block A on the attached survey plan (Appendix I), and a date be set for Public Hearing.
2. a Bylaw be introduced to rezone a portion of the subject site from "One-Acre Residential Zone (RA)" to "Half-Acre Residential Zone (RH)" shown as Block B on the attached survey plan, and a date be set for Public Hearing.
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 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;
 - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (f) registration of a Section 219 Restrictive Covenant for the purpose of tree protection;
 - (g) the applicant address the deficit in tree replacement; and

- (h) the applicant provide cash in lieu of 15% open space associated with the two proposed gross density type lots.

RES.R16-2283

Carried

Mayor Hepner expressed concern regarding Application No. 7916-0187-00 and requested clarification from staff regarding the new Official Community Plan (OCP) and 32 Avenue.

Staff clarified that Application No. 7916-0187-00 is in keeping with the Central Semiahmoo Plan and the lands to the north and that the subject property is designated gross density, the lots across the street are designated as RH lots. Staff further noted that the proposal is consistent with the interface on 32 Avenue as the area is designated RH-G, which is in keeping with both the neighbourhood context and the OCP.

It was

Moved by Councillor Gill

Seconded by Councillor Hayne

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

Amendment Bylaw, 2016, No. 18925" pass its first reading.

RES.R16-2284

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. 18925" pass its second reading.

RES.R16-2285

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. 18925" be held at the City Hall on November 7, 2016, at 7:00 p.m.

RES.R16-2286

Carried

It was

Moved by Councillor Gill

Seconded by Councillor Hayne

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

Amendment Bylaw, 2016, No. 18926" pass its first reading.

RES.R16-2287

Carried

The said Bylaw was then read for the second time.

- (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 finalized lot grading plan to the satisfaction of the Planning & Development Department;
- (f) the applicant satisfy the deficiency in tree replacement on the site, 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) registration of a Restrictive Covenant for tree preservation on lots containing tree preservation areas in accordance with the finalized tree preservation plan;
- (i) registration of a Section 219 Restrictive Covenant to indicate the requirement of a Nest Management Plan for the existing bald eagle nest on adjacent lands; and
- (j) registration of a Section 219 Restrictive Covenant for "no build" on a portion of proposed Lot 1 until future consolidation with the adjacent property at 86 - 171 Street; and

3. Council pass a resolution for a minor modification to the alignment of 1st Avenue in the Douglas NCP when the project is considered for final adoption.

RES.R16-2290

Carried

It was

Moved by Councillor Gill
 Seconded by Councillor Hayne
 That "Surrey Zoning Bylaw, 1993, No. 12000,

Amendment Bylaw, 2016, No. 18927" pass its first reading.

RES.R16-2291

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. 18927" pass its second reading.

RES.R16-2292

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. 18927" be held at the City Hall on November 7, 2016, at 7:00 p.m.

RES.R16-2293

Carried

25. 7915-0183-00
 2866 - 164 Street
 2902 - 164 Street
 2859 - 165 Street
 WSP Group / Morgan View Estates Ltd., 1074618 B.C. Ltd.
Director Information: Avtar Johl
No Officer Information Filed
 Development Variance Permit
to reduce the minimum streamside setback, in order to permit subdivision into 36 suburban single family lots.

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

It was Moved by Councillor Gill
 Seconded by Councillor Hayne
 That Council approve Development Variance Permit No. 7915-0183-00, to reduce the minimum setback distance from the top-of-bank for a "Natural Class B Stream" in Part 7A of Zoning By-law No. 12000, from 15 metres (50 feet) to 10 metres (33 feet), measured from the top of bank to the east lot line of proposed Lots 8-13 and the west lot line of proposed Lots 12-20, to proceed to Public Notification.

RES.R16-2294

Carried
 with Councillor Woods opposed

26. 7916-0410-00
 3323 - 147 Street
 Maggie Koka, Aplin Martin / Salal Developments Ltd
 Restrictive Covenant amendment / Development Variance Permit
to permit the development of a 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:

1. Council approve the amendment to Restrictive Covenant BB1987340 reducing the size of the no build Covenant Area from 90.7 square metres (976 sq. ft.) to 62.7 square metres (675 sq. ft.) for future consolidation with the neighbouring property at 3347 - King George Boulevard.
2. Council approve Development Variance Permit No. 7916-0410-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum front yard (east) setback of "Comprehensive Development Zone (CD)" (By-law No. 17228) from 6.0 metres (20 ft.) to 4.0 metres (13 ft.); and

- (b) to reduce the minimum rear yard (west) setback of "Comprehensive Development Zone (CD)" (By-law No. 17228) from 7.5 metres (25 ft.) to 6.0 metres (20 ft.).

RES.R16-2295

Carried

Mayor Hepner requested clarification regarding Application No. 7916-0410-00 in terms of the requested variance and the impact on Anderson Creek. In response, staff noted that the property does not require a variance for the streamside protection.

Staff has reviewed the lot proposal relative to the top of the bank and a variance regarding streamside relaxation will not be sought in order to develop. On the adjacent "Lot B", there will be a request for a variance only when that lot is slated to be developed. Staff further clarified that the Developer has proved out a slight reduction and that the reduction is not a catalyst for the requirement to do something to Anderson Creek. Staff clarified that with or without the RC amendment, the owner of Lot B would need to seek a variance.

C. ITEMS REFERRED BACK

RESIDENTIAL/INSTITUTIONAL

CLOVERDALE/CLAYTON

1. **7916-0106-00**
17568 - 57A Avenue
17555 - 57A Avenue
Stephanie Bird, Mosaic Avenue Development Ltd. / City Of Surrey
 TCP Amendment from Residential/Commercial and Parks/Open Space to Townhouses and modifications to the road network
 Development Permit / Development Variance Permit
to permit the development of 112 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. Council approve the applicant's request to reduce the amount of required indoor amenity space from 339 square metres (3,649 square feet) to 68 square metres (737 square feet).
2. Council authorize staff to draft Development Permit No. 7916-0106-00 generally in accordance with the attached drawings (Appendix B).

3. Council approve Development Variance Permit No. 7916-0106-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum north yard setback of CD By-law No. 17464, as amended by Bylaw No. 18407, from 3.0 metres (10 ft.) to 2.2 metres (7 ft.);
 - (b) to vary the Off-Street Parking requirements of CD By-law No. 17464, as amended by Bylaw No. 18407 to permit one outside resident tandem parking space per dwelling unit for a maximum of fifty-six (56) dwelling units; and
 - (c) to vary the development cost charges rate applicable to this development, as referenced in the CD By-law No. 17464, as amended by Bylaw No. 18407, from the RM-70 Zone to the RM-30 Zone to reflect the proposed townhouse form of development.

4. Council instruct staff to resolve the following issues prior to approval:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a 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 finalized 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) submission of an acoustical report for the units adjacent to Highway No. 15 (Cloverdale By-pass) and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;
 - (h) 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; and
 - (i) the applicant adequately address the impact of reduced indoor amenity space; and

5. Council pass a resolution to amend the Cloverdale Town Centre Plan to redesignate the land from Residential/Commercial and Parks/Open Space to Townhouses and a modification to the road network when the project is considered for final approval.

RES.R16-2296

CarriedNEWTON

2. **7914-0286-00**
5750 Panorama Drive
Jess Dhillon, Redekop (Panorama) Homes Ltd. / Redekop (Panorama) Homes Ltd.
 Housing Agreement
to regulate the tenure of a proposed 106-unit rental apartment building.

The Planning & Development Department was recommending that a Bylaw be introduced to enter into a Housing Agreement and be given First, Second and Third Readings.

It was Moved by Councillor Gill
 Seconded by Councillor Villeneuve
 That "Redekop (Panorama) Homes Ltd.
 Housing Agreement, Authorization Bylaw, 2016, No. 18916" pass its first reading.

RES.R16-2297

Carried
 with Councillor Woods opposed

The said By-law was then read for the second time.

It was Moved by Councillor Gill
 Seconded by Councillor Villeneuve
 That "Redekop (Panorama) Homes Ltd.
 Housing Agreement, Authorization Bylaw, 2016, No. 18916" pass its second reading.

RES.R16-2298

Carried
 with Councillor Woods opposed

The said By-law was then read for the third time.

It was Moved by Councillor Gill
 Seconded by Councillor Villeneuve
 That "Redekop (Panorama) Homes Ltd.
 Housing Agreement, Authorization Bylaw, 2016, No. 18916" pass its third reading.

RES.R16-2299

Carried
 with Councillor Woods opposed

SOUTH SURREY

3. **7915-0315-00**
13899 - 30 Avenue
Maggie Koka, Aplin & Martin Consultants Ltd. / Joan M Bentley
Victor N Bentley
 Restrictive Covenant Discharge
to facilitate the subdivision of 2 RH-G 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 Council approve the proposed discharge
 of Restrictive Covenant (RC) No. BL316895 to facilitate subdivision of the subject
 property.

RES.R16-2300

Carried
 with Councillor Woods opposed

4. **7914-0354-00**
16613 - 24 Avenue
16637 - 24 Avenue
16667 - 24 Avenue
Maciej Dembek, Barnett Dembek Architects Inc. / 1017187 B.C. Ltd.
Director Information: Stephen E Barker
Officer Information as at October 23, 2015: Stephen E Barker (President,
Secretary)
 NCP Amendment from Multi-Family (30-45 upa) and Park to Townhouse (15-30 upa)
 and Multi-Family (65 upa) for the subject site and various amendments for the lands
 to the east
 Rezoning from RA to RM-30 and CD (based on RM-70)
 Development Permit / Development Variance Permit to vary setbacks
to permit the development of approximately 79 townhouse units and approximately
109 apartment 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. Council amend and grant Third Reading to Bylaw No. 18805 and grant Third Reading to Bylaw No. 18806.
2. Council consider amendments to the Orchard Grove NCP in advance of the final adoption of the Bylaws in order to allow the park acquisition phase and park development phase, as shown in Appendix V, to proceed.

3. Council authorize staff to draft Development Permit No. 7914-0354-00 generally in accordance with the attached revised drawings (Appendix III); and.
4. Council provide an indication of support for Development Variance Permit No. 7914-0354-00.
- RES.R16-2301 Carried
with Councillors Woods and Hayne opposed
- It was Moved by Councillor Gill
Seconded by Councillor Villeneuve
That Council amend "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18805" in Sections D.2, F, and G.1 as shown in Additional Planning Comments, Appendix II
- RES.R16-2302 Carried
with Councillors Woods and Hayne opposed
- It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18805" pass its third reading, as amended.
- RES.R16-2303 Carried
with Councillors Woods and Hayne opposed
- It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18806" pass its third reading.
- RES.R16-2304 Carried
with Councillors Woods and Hayne opposed
- It was Moved by Councillor Gill
Seconded by Councillor Steele
That Council amend the Orchard Grove Neighbourhood Concept Plan to redesignate the land from Multi-Family (30-45 upa) and Park to Townhouse (15-30 upa) and Multi-Family (65 upa) for the subject site and various amendments for the lands to the east.
- RES.R16-2305 Carried
with Councillors Woods and Hayne opposed

It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That Development Variance Permit
 No. 7914-0354-00 be supported and that staff be authorized to bring the Permit
 forward for issuance and execution by the Mayor and City Clerk in conjunction with
 final adoption of the related rezoning bylaw.
 RES.R16-2306 Carried
 with Councillors Woods and Hayne opposed

D. LAND USE CONTRACT TERMINATION

RESIDENTIAL/INSTITUTIONAL

FLEETWOOD/GUILDFORD

1. **7916-0400-00**
Between 84 Avenue and 86A Avenue, and 144 Street and 146 Street
 Terminate Land Use Contract No. 409
to permit the existing underlying RF Zone to come into effect.

The Planning & Development Department was recommending that a Bylaw be introduced to terminate Land Use Contract No. 409 and a date be set for Public Hearing.

It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That "Surrey Land Use Contract No. 409,
 Termination Bylaw, 2016, No. 18900" pass its first reading.
 RES.R16-2307 Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That "Surrey Land Use Contract No. 409,
 Termination Bylaw, 2016, No. 18900" pass its second reading.
 RES.R16-2308 Carried

It was then Moved by Councillor Gill
 Seconded by Councillor Steele
 That the Public Hearing on "Surrey Land Use
 Contract No. 409, Termination Bylaw, 2016, No. 18900" be held at the City Hall on
 November 16, 2016, at 3:00 p.m.
 RES.R16-2309 Carried

2. **7916-0401-00**
Between 144A Street and 146 Street, and 86B Avenue and Chartwell Drive
 Terminate Land Use Contract No. 28
to permit the existing underlying RF Zone to come into effect.

The Planning & Development Department was recommending that a Bylaw be introduced to terminate Land Use Contract No. 28 and a date be set for Public Hearing.

RES.R16-2310 It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That "Surrey Land Use Contract No. 28,
 Termination Bylaw, 2016, No. 18901" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R16-2311 It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That "Surrey Land Use Contract No. 28,
 Termination Bylaw, 2016, No. 18901" pass its second reading.
Carried

RES.R16-2312 It was then Moved by Councillor Gill
 Seconded by Councillor Steele
 That the Public Hearing on "Surrey Land Use
 Contract No. 28, Termination Bylaw, 2016, No. 18901" be held at the City Hall on
 November 16, 2016, at 3:00 p.m.
Carried

3. **7916-0402-00**
Between 91 Avenue and 92 Avenue and 144 Street and 146 Street
Between 89A Avenue and 90 Avenue and 144 Street and 146 Street
 Terminate Land Use Contract No. 538
to permit the existing underlying RF Zone to come into effect.

The Planning & Development Department was recommending that a Bylaw be introduced to terminate Land Use Contract No. 538 and a date be set for Public Hearing.

RES.R16-2313 It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That "Surrey Land Use Contract No. 538,
 Termination Bylaw, 2016, No. 18902" pass its first reading.
Carried

The said Bylaw was then read for the second time.

- RES.R16-2314 It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Land Use Contract No. 538,
Termination Bylaw, 2016, No. 18902" pass its second reading.
Carried
- RES.R16-2315 It was then Moved by Councillor Gill
Seconded by Councillor Steele
That the Public Hearing on "Surrey Land Use
Contract No. 538, Termination Bylaw, 2016, No. 18902" be held at the City Hall on
November 16, 2016, at 3:00 p.m.
Carried

4. **7916-0403-00**
9025 - 146 Street, 9035 - 146 Street
Terminate Land Use Contract No. 78
to permit the existing underlying RF Zone to come into effect.

The Planning & Development Department was recommending that a Bylaw be introduced to terminate Land Use Contract No. 78 and a date be set for Public Hearing.

- RES.R16-2316 It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Land Use Contract No. 78,
Termination Bylaw, 2016, No. 18903" pass its first reading.
Carried

The said Bylaw was then read for the second time.

- RES.R16-2317 It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Land Use Contract No. 78,
Termination Bylaw, 2016, No. 18903" pass its second reading.
Carried
- RES.R16-2318 It was then Moved by Councillor Gill
Seconded by Councillor Steele
That the Public Hearing on "Surrey Land Use
Contract No. 78, Termination Bylaw, 2016, No. 18903" be held at the City Hall on
November 16, 2016, at 3:00 p.m.
Carried

5. **7916-0404-00**
Between 91 Avenue and 92 Avenue, and 146 Street and 147 Street
 Terminate Land Use Contract No. 320
to permit the existing underlying RF Zone to come into effect.

The Planning & Development Department was recommending that a Bylaw be introduced to terminate Land Use Contract No. 320 and a date be set for Public Hearing.

RES.R16-2319 It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That "Surrey Land Use Contract No. 320,
 Termination Bylaw, 2016, No. 18904" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R16-2320 It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That "Surrey Land Use Contract No. 320,
 Termination Bylaw, 2016, No. 18904" pass its second reading.
Carried

RES.R16-2321 It was then Moved by Councillor Gill
 Seconded by Councillor Steele
 That the Public Hearing on "Surrey Land Use
 Contract No. 320, Termination Bylaw, 2016, No. 18904" be held at the City Hall on
 November 16, 2016, at 3:00 p.m.
Carried

6. **7916-0405-00**
146A Street at 90 Avenue
 Terminate Land Use Contract No. 162
to permit the existing underlying RF and RM-D Zones to come into effect.

The Planning & Development Department was recommending that a Bylaw be introduced to terminate Land Use Contract No. 162 and a date be set for Public Hearing.

RES.R16-2322 It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That "Surrey Land Use Contract No. 162,
 Termination Bylaw, 2016, No. 18905" pass its first reading.
Carried

The said Bylaw was then read for the second time.

- RES.R16-2323 It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Land Use Contract No. 162,
Termination Bylaw, 2016, No. 18905" pass its second reading.
Carried
- RES.R16-2324 It was then Moved by Councillor Gill
Seconded by Councillor Steele
That the Public Hearing on "Surrey Land Use
Contract No. 162, Termination Bylaw, 2016, No. 18905" be held at the City Hall on
November 16, 2016, at 3:00 p.m.
Carried

7. **7916-0406-00**
Between 89 Avenue and 90 Avenue along 146 Street
Terminate Land Use Contract No.70
to permit the existing underlying RF Zone to come into effect.

The Planning & Development Department was recommending that a Bylaw be introduced to terminate Land Use Contract No. 70 and a date be set for Public Hearing.

- RES.R16-2325 It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Land Use Contract No. 70,
Termination Bylaw, 2016, No. 18906" pass its first reading.
Carried

The said Bylaw was then read for the second time.

- RES.R16-2326 It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Land Use Contract No. 70,
Termination Bylaw, 2016, No. 18906" pass its second reading.
Carried
- RES.R16-2327 It was then Moved by Councillor Gill
Seconded by Councillor Steele
That the Public Hearing on "Surrey Land Use
Contract No. 70, Termination Bylaw, 2016, No. 18906" be held at the City Hall on
November 16, 2016, at 3:00 p.m.
Carried

8. **7916-0407-00**
8912, 8920, 8928, 8950, 8980, 8977, 8983 - 146A Street
14675 - 89 Avenue, 14658 - 90 Avenue

Terminate Land Use Contract No. 414

to permit the existing underlying RF and RM-D Zones to come into effect.

The Planning & Development Department was recommending that a Bylaw be introduced to terminate Land Use Contract No. 414 and a date be set for Public Hearing.

It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That "Surrey Land Use Contract No. 414,
 Termination Bylaw, 2016, No. 18907" pass its first reading.

RES.R16-2328

Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That "Surrey Land Use Contract No. 414,
 Termination Bylaw, 2016, No. 18907" pass its second reading.

RES.R16-2329

Carried

It was then Moved by Councillor Gill
 Seconded by Councillor Steele
 That the Public Hearing on "Surrey Land Use
 Contract No. 414, Termination Bylaw, 2016, No. 18907" be held at the City Hall on
 November 16, 2016, at 3:00 p.m.

RES.R16-2330

Carried

9. **7916-0408-00**
Between 88 Avenue and 90 Avenue at 146A Street

Terminate Land Use Contract No. 330

to permit the existing underlying RF and RM-D Zones to come into effect.

The Planning & Development Department was recommending that a Bylaw be introduced to terminate Land Use Contract No. 330 and a date be set for Public Hearing.

It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That "Surrey Land Use Contract No. 330,
 Termination Bylaw, 2016, No. 18908" pass its first reading.

RES.R16-2331

Carried

The said Bylaw was then read for the second time.

- RES.R16-2332 It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Land Use Contract No. 330,
Termination Bylaw, 2016, No. 18908" pass its second reading.
Carried
- RES.R16-2333 It was then Moved by Councillor Gill
Seconded by Councillor Steele
That the Public Hearing on "Surrey Land Use
Contract No. 330, Termination Bylaw, 2016, No. 18908" be held at the City Hall on
November 16, 2016, at 3:00 p.m.
Carried

10. **7916-0409-00**
Between 146A Street and 148 Street, and 88 Avenue and 89 Avenue
Terminate Land Use Contract No. 34
to permit the existing underlying RF Zone to come into effect.

The Planning & Development Department was recommending that a Bylaw be introduced to terminate Land Use Contract No. 34 and a date be set for Public Hearing.

- RES.R16-2334 It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Land Use Contract No. 34,
Termination Bylaw, 2016, No. 18909" pass its first reading.
Carried

The said Bylaw was then read for the second time.

- RES.R16-2335 It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Land Use Contract No. 34,
Termination Bylaw, 2016, No. 18909" pass its second reading.
Carried
- RES.R16-2336 It was then Moved by Councillor Gill
Seconded by Councillor Steele
That the Public Hearing on "Surrey Land Use
Contract No. 34, Termination Bylaw, 2016, No. 18909" be held at the City Hall on
November 16, 2016, at 3:00 p.m.
Carried

11. **7916-0434-00**
8857 - 148 Street
8865 - 148 Street

Terminate Land Use Contract No. 189

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

The Planning & Development Department was recommending that a Bylaw be introduced to terminate Land Use Contract No. 189 and a date be set for Public Hearing.

It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That "Surrey Land Use Contract No. 189,
 Termination Bylaw, 2016, No. 18910" pass its first reading.

RES.R16-2337

Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That "Surrey Land Use Contract No. 189,
 Termination Bylaw, 2016, No. 18910" pass its second reading.

RES.R16-2338

Carried

It was then Moved by Councillor Gill
 Seconded by Councillor Steele
 That the Public Hearing on "Surrey Land Use
 Contract No. 189, Termination Bylaw, 2016, No. 18910" be held at the City Hall on
 November 16, 2016, at 3:00 p.m.

RES.R16-2339

Carried

12. **7916-0436-00**
14676 - 88 Avenue, 14686 - 88 Avenue, 14694 - 88 Avenue

Terminate Land Use Contract No. 173

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

The Planning & Development Department was recommending that a Bylaw be introduced to terminate Land Use Contract No. 173 and a date be set for Public Hearing.

It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That "Surrey Land Use Contract No. 173,
 Termination Bylaw, 2016, No. 18911" pass its first reading.

RES.R16-2340

Carried

The said Bylaw was then read for the second time.

- RES.R16-2341 It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Land Use Contract No. 173,
Termination Bylaw, 2016, No. 18911" pass its second reading.
Carried
- RES.R16-2342 It was then Moved by Councillor Gill
Seconded by Councillor Steele
That the Public Hearing on "Surrey Land Use
Contract No. 173, Termination Bylaw, 2016, No. 18911" be held at the City Hall on
November 16, 2016, at 3:00 p.m.
Carried

13. **7916-0439-00**
14708, 14718, 14728, 14738, 14746, 14756, 14766, 14772, 14782 - 88 Avenue
8787 - 148 Street
Terminate Land Use Contract No. 108
to permit the existing underlying RF Zone to come into effect.

The Planning & Development Department was recommending that a Bylaw be introduced to terminate Land Use Contract No. 108 and a date be set for Public Hearing.

- RES.R16-2343 It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Land Use Contract No. 108,
Termination Bylaw, 2016, No. 18912" pass its first reading.
Carried

The said Bylaw was then read for the second time.

- RES.R16-2344 It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Land Use Contract No. 108,
Termination Bylaw, 2016, No. 18912" pass its second reading.
Carried
- RES.R16-2345 It was then Moved by Councillor Gill
Seconded by Councillor Steele
That the Public Hearing on "Surrey Land Use
Contract No. 108, Termination Bylaw, 2016, No. 18912" be held at the City Hall on
November 16, 2016, at 3:00 p.m.
Carried

14. **7916-0454-00**
Between 86 Avenue and 88 Avenue, and 149 Street and 151 Street
 Terminate Land Use Contract No. 168
to permit the existing underlying RF Zone to come into effect.

The Planning & Development Department was recommending that a Bylaw be introduced to terminate Land Use Contract No. 168 and a date be set for Public Hearing.

RES.R16-2346 It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That "Surrey Land Use Contract No. 168,
 Termination Bylaw, 2016, No. 18913" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R16-2347 It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That "Surrey Land Use Contract No. 168,
 Termination Bylaw, 2016, No. 18913" pass its second reading.
Carried

RES.R16-2348 It was then Moved by Councillor Gill
 Seconded by Councillor Steele
 That the Public Hearing on "Surrey Land Use
 Contract No. 168, Termination Bylaw, 2016, No. 18913" be held at the City Hall on
 November 16, 2016, at 3:00 p.m.
Carried

15. **7916-0457-00**
15055, 15067, 15079 - 86 Avenue; 15061 to 15084 - 86A Avenue
15072 to 15087 - 86B Avenue; 15097 - 86B Avenue
 Terminate Land Use Contract No. 101
to permit the existing underlying RF Zone to come into effect.

The Planning & Development Department was recommending that a Bylaw be introduced to terminate Land Use Contract No. 101 and a date be set for Public Hearing.

RES.R16-2349 It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That "Surrey Land Use Contract No. 101,
 Termination Bylaw, 2016, No. 18914" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R16-2350 It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Land Use Contract No. 101,
Termination Bylaw, 2016, No. 18914" pass its second reading.
Carried

RES.R16-2351 It was then Moved by Councillor Gill
Seconded by Councillor Steele
That the Public Hearing on "Surrey Land Use
Contract No. 101, Termination Bylaw, 2016, No. 18914" be held at the City Hall on
November 16, 2016, at 3:00 p.m.
Carried

16. **7916-0489-00**
9031, 9041, 9051, 9059, 9069, 9079, 9089, 9099 - 146A Street
14631 and 14639 - 90 Avenue
Terminate Land Use Contract No. 282
to permit the existing underlying RF Zone to come into effect.

The Planning & Development Department was recommending that a Bylaw be introduced to terminate Land Use Contract No. 282 and a date be set for Public Hearing.

RES.R16-2352 It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Land Use Contract No. 282,
Termination Bylaw, 2016, No. 18915" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R16-2353 It was Moved by
Seconded by
That "Surrey Land Use Contract No. 282,
Termination Bylaw, 2016, No. 18915" pass its second reading.
Carried

RES.R16-2354 It was then Moved by Councillor Gill
Seconded by Councillor Steele
That the Public Hearing on "Surrey Land Use
Contract No. 282, Termination Bylaw, 2016, No. 18915" be held at the City Hall on
November 16, 2016, at 3:00 p.m.
Carried

It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That the Public Hearing for Land Use Contract
 Termination Bylaws that has been set for November 16, 2016 is to be delegated to the
 Acting Mayor.

RES.R16-2355

Carried**E. CORPORATE REPORTS**

The Corporate Reports under date of October 24, 2016 were considered and dealt with as follows:

Item No. Loo2 Engineering Infrastructure Potential Servicing Options for 7914-0213-00
 File: 7814-0213-00

The General Manager, Engineering submitted a report to advise Council of the potential servicing options available to support the development of 18147 - o Avenue, 18253 - o Avenue and 18115 - o Avenue (the "properties") that are included in Development Application No. 7914-0213-00, and how staff intend to work with the Applicant to resolve servicing for this application in advance of any decision on the land use.

The General Manager, Engineering was recommending that the report be received as information

It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That Corporate Report Loo2 be received as
 information.

RES.R16-2356

Carried**F. CORRESPONDENCE****G. NOTICE OF MOTION****H. BYLAWS AND PERMITS****BYLAWS**

1. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18668"
 7915-0073-00 - Ping Wu
 c/o Ronco Construction Ltd. (Ron Peterson)
 RF to RF-O - 1489 - 126A Street - to construct a new single family dwelling on an
 oceanfront lot.

Approved by Council: February 22, 2016

It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2016, No. 18668 be finally adopted, signed by the Mayor and
 Clerk, and sealed with the Corporate Seal.
 RES.R16-2357 Carried

BYLAWS WITH PERMITS

2. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18803"
 7915-0189-00 – Ikonik Land Group Ltd.
 c/o Focus Architecture Incorporated (Colin Hogan)
 RA to RM-30 - 2461 and 2485 – 168 Street - to develop approximately 41 townhouse
 units.

Approved by Council: July 11, 2016

- * At July 11, 2016 Regular Council – Land Use, Council asked staff to provide an update regarding the school capacity projections as application No. 7915-0189-00 represents a Neighbourhood Concept Plan (NCP) amendment. Additionally, Council requested staff to include an update regarding other developments in the area in terms of potential overburden in local schools. Planning and Development advise (see memorandum dated October 19, 2016 in back-up) that a School District representative was present at the July 25, 2016 Regular Council Public Hearing meeting to provide an update and clarification to Council on school capacity in the area.
- * Planning and Development advise (see memorandum dated October 19, 2016 in back-up) that it is in order for Council to pass a resolution amending the Orchard Grove Neighbourhood Concept Plan to redesignate the site from "Single Family (10 upa) or Townhouse with Tree Preservation (15 upa)", "Multi-Family (30-45 upa)" and "Special Commercial Street" to "Multi-Family with Tree Preservation (30 upa)" and removal of "Special Commercial Street".

It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That Council amend the Orchard Grove
 Neighbourhood Concept Plan to redesignate the site from "Single Family (10 upa) or
 Townhouse with Tree Preservation (15 upa)", "Multi-Family (30-45 upa)" and "Special
 Commercial Street" to "Multi-Family with Tree Preservation (30 upa)" and removal
 of "Special Commercial Street".
 RES.R16-2358 Carried
 with Councillor Woods opposed

It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2016, No. 18803" be finally adopted, signed by the Mayor and
 Clerk, and sealed with the Corporate Seal.
 RES.R16-2359 Carried
 with Councillor Woods opposed

Development Variance Permit No. 7915-0189-00

2461 and 2485 - 168 Street - To reduce the front, rear and side yard setbacks in order
 to achieve a more urban, pedestrian streetscape.

Supported by Council: July 25, 2016

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

- (a) to reduce the minimum front yard setback (north) of the RM-30 Zone from
 7.5 metres (25 ft.) to 4.8 metres (16 ft.);
- (b) to reduce the minimum side yard setback on flanking street (east) of the
 RM-30 Zone from 7.5 metres (25 ft.) to 4.5 metres (15 ft.);
- (c) to reduce the minimum rear yard setback (south) of the RM-30 Zone from
 7.5 metres (25 ft.) to 3.8 metres (12 ft.); and
- (d) to reduce the minimum side yard setback on flanking street (west) of the
 RM-30 Zone from 7.5 metres (25 ft.) to 4.5 metres (15 ft.).

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

It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That Development Variance Permit No.
 7915-0189-00 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.R16-2360 Carried
 with Councillor Woods opposed

Development Permit No. 7915-0189-00

2461 and 2485 – 168 Street

To permit the development of approximately 41 townhouse units.

Authorized to draft: July 11, 2016

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. 7915-0189-00 .

RES.R16-2361

Carried
 with Councillor Woods opposed

3. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2015, No. 18546"
 7915-0169-00 – Superstar Homes Ltd.
 c/o H.Y. Engineering Ltd. (Theresa Rawle)
 To authorize the redesignation of 7627 and 7643 – 148 Street from Suburban (SUB) to Urban (URB).

Approved by Council: November 2, 2015

- * Planning and Development advise (see memorandum dated October 18, 2016 in back-up) that it is in order for Council to pass a resolution amending the East Newton North Neighbourhood Concept Plan to redesignate the site from Transitional Suburban to Urban Residential.

It was
 Moved by Councillor Gill
 Seconded by Councillor Steele
 That Council amend the East Newton North
 Neighbourhood Concept Plan to redesignate the site from Transitional Suburban to
 Urban Residential.

RES.R16-2362

Carried

It was
 Moved by Councillor Gill
 Seconded by Councillor Steele
 That "Surrey Official Community Plan Bylaw,
 2013, No. 18020, Amendment Bylaw, 2015, No. 18546" be finally adopted, signed by
 the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R16-2363

Carried

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18547"
RA to RF - 7627 and 7643 - 148 Street - to subdivide into 3 single family lots.

Approved by Council: November 2, 2015

It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2015, No. 18547" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.

RES.R16-2364

Carried

Development Variance Permit No. 7915-0169-00

7627 and 7643 - 148 Street - To reduce setbacks on proposed lot 2 in order to retain trees.

Supported by Council: November 16, 2015

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

- (a) In Section F. Yards and Setbacks of Part 16 Single Family Residential Zone (RF), the minimum *Front Yard setback* for *Principal Building* is reduced from 7.5 metres [25 ft.] to 6.5 metres [21 ft.] on proposed Lot 2;
- (b) In Section F. Yards and Setbacks of Part 16 Single Family Residential Zone (RF), the minimum *Front Yard setback* for a maximum 50% of the width of the *Principal Building* is reduced from 5.5 metres [18 ft.] to 5.0 metres [16 ft.] on proposed Lot 2; and
- (c) In Section F. Yards and Setbacks of Part 16 Single Family Residential Zone (RF), the minimum *Side Yard setback* for *Principal Building* is reduced from 1.8 metres [6 ft.] to 1.5 metres [5 ft.] on proposed Lot 2.

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

It was Moved by Councillor Gill
Seconded by Councillor Steele
That Development Variance Permit No.
7915-0169-00 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.R16-2365

Carried

4. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18734"
7915-0344-00 – Porte Homes (Central City) Ltd.
c/o Porte Homes (Central City) Ltd. (Victor Setton)
RF & RM-D to CD – 10555, 10577, 10595 and 10607 – 140 Street - to develop three,
6-storey apartment buildings.

Approved by Council: May 2, 2016

- * At May 16, 2016 Regular Council – Public Hearing, Council asked staff to work with any tenants on the lots in questions to give them more than 1 months' notice. Planning and Development advise (see memorandum dated October 20, 2016 in back-up) that the applicant granted the existing tenants an additional 5 months before having to vacate the subject site.

It was

Moved by Councillor Gill

Seconded by Councillor Steele

That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18734" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R16-2366

Carried

Development Permit No. 7915-0344-00

10555, 10577, 10595 and 10607 – 140 Street

To permit the development of three, 6 storey apartment buildings.

Authorized to draft: May 2, 2016

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. 7915-0344-00 .

RES.R16-2367

Carried

PERMIT APPROVALS

5. **Development Variance Permit No. 7916-0294-00**
1052895 B.C. Ltd. (Director Information: Surinder and Paramjit Bal)
c/o Monolith Design Build (Ranjeev Gill)
12955 – 24 Avenue - The applicant is seeking to reduce the east and west side yard setbacks to construct a new single family dwelling on a non-conforming lot.

Supported by Council: October 3, 2016

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

- (a) In Section F. Yards and Setbacks of Part 12 One-Acre Residential Zone, the minimum side yard setbacks are reduced from 4.5 metres (15 ft.) to 3.0 metres (10 ft.).

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. 7916-0294-00 .

RES.R16-2368

Carried

6. Development Permit No. 7916-0201-00

Tannery Park Development Corp.
c/o Urban Design Group (Fariba Gharaei)
10388 Scott Road

To permit the development of a single-storey drive-through restaurant.

Authorized to draft: September 12, 2016

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. 7916-0201-00 .

RES.R16-2369

Carried

7. Development Permit No. 7916-0318-00

SWR Industries Ltd.
c/o JM Architecture Inc. (Joseph Minten)
6677 - 154 Street

To Permit the development of a two-storey multi-tenant business park building.

Authorized to draft: September 12, 2016

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. 7916-0318-00 .

RES.R16-2370

Carried

APPLICATIONS/BYLAWS/PERMITS TO BE CLOSED

8. **Development Application No. 7915-0227-00**
CH 2 Holdings Ltd., CH 3 Holdings Ltd., and CH 4 Holdings Ltd.
19356 - 16 Avenue

* Planning and Development advise (see memorandum dated October 19, 2016 in back-up) that the applicant does not wish to proceed with this application and has requested that the application be closed.

It was Moved by Councillor Gill
Seconded by Councillor Steele
That Development Application

No. 7915 0227-00 be closed.

RES.R16-2371

Carried

I. **CLERKS REPORT**

J. **OTHER BUSINESS**

K. **ADJOURNMENT**

It was Moved by Councillor Villeneuve
Seconded by Councillor Gill
That the October 24, 2016 Regular Council -

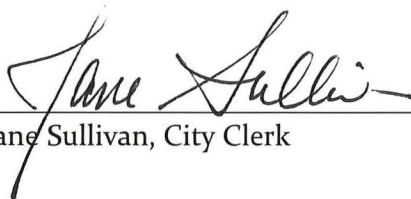
Land Use meeting be adjourned.

RES.R16-2372

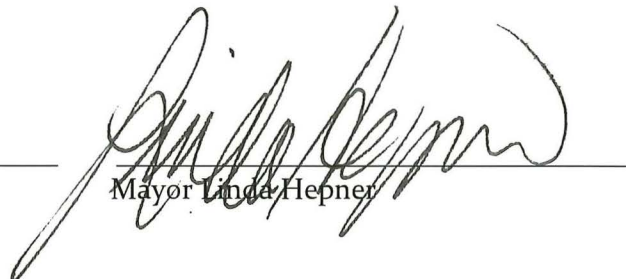
Carried

The Regular Council - Land Use meeting adjourned at 6:16 p.m.

Certified correct:



Jane Sullivan, City Clerk



Mayor Linda Hepner