

Present:

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

Absent:**Staff Present:**

City Clerk
City Manager
City Solicitor
General Manager, Engineering
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. ****B. LAND USE APPLICATIONS****COMMERCIAL/INDUSTRIAL/AGRICULTURAL****CLOVERDALE/CLAYTON**

1. **7916-0444-00**
5355 - 168 Street
Kuldeep Singh Brar / Gunpreet K Brar, Kuldeep Singh Brar
Development Variance Permit
to reduce the minimum south side yard setback and the minimum north side yard on a flanking street setback to permit the construction of a new farm building (storage barn).

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 Development Variance Permit No. 7916-0444-00, varying the following, to proceed to Public Notification:
- (a) to reduce the minimum south side yard setback of the A-1 Zone from 15 metres (50 ft.) to 4.87 metres (15.5 ft.) for a farm building; and

- (b) to reduce the minimum north side yard setback on a flanking street of the A-1 Zone from 30 metres (100 ft.) to 26 metres (85 ft.) for a farm building.

2. Council instruct staff to resolve the following issue prior to approval:

- (a) ensure that all engineering requirements and issues in regards to the submission and approval of soil deposition permits where necessary, are addressed to the satisfaction of the General Manager, Engineering.

RES.R16-2475

Carried

FLEETWOOD/GUILDFORD

- 2. **7916-0478-00**
15355 - Fraser Highway
Jason Noseworthy, Priority Permits / Janda Group Holdings Inc.
 Development Permit
to allow on-site signage for a financial institution within a commercial shopping centre in Fleetwood, as part of a comprehensive sign design package.

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

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

- 1. Council approve the applicant's request to vary the Sign By-law as described in Appendix II.
- 2. Council approve Development Permit No. 7916-0478-00 for a comprehensive sign design package and authorize the Mayor and Clerk to execute the Permit.

RES.R16-2476

Carried

SOUTH SURREY

- 3. **7916-0209-00**
3301 - 184 Street
Tawny Verigin, Cypress Land Services Inc. / David F. Coote, William R. Coote
 Development Variance Permit
to increase the maximum height of a free-standing telecommunications tower from 12 metres (40 ft.) to 45 metres (148 ft.).

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. 7916-0209-00, to vary Part 4 General Provisions of the Zoning By-law to
increase the maximum height of a free-standing telecommunications tower from
12 metres (40 ft.) to 45 metres (148 ft.), to proceed to Public Notification.

RES.R16-2477

Carried

SURREY CITY CENTRE/WHALLEY

4. **7916-0304-00**
10240 - King George Boulevard
Andrea Scott, Lovick Scott Architects Ltd.
Helenco Holdings Ltd., 295237, c/o Jayberg Enterprises Ltd.
Development Permit
*to permit renovations to an existing drive-through restaurant (McDonald's) in
City 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 Steele
That:

1. Council approve the applicant's request to vary the Sign By-law as described in
Appendix II.
2. Council authorize staff to draft Development Permit No. 7916-0304-00
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 final approval:
 - (a) submission of a finalized landscaping plan, landscaping cost estimate
and tree replacement plan to the specifications and satisfaction of the
Planning and Development Department;
 - (b) the applicant satisfy the deficiency in tree replacement on the site, to
the satisfaction of the Planning and Development Department; and
 - (c) resolution of all urban design issues to the satisfaction of the Planning
and Development Department.

RES.R16-2478

Carried

RESIDENTIAL

CLOVERDALE/CLAYTON

- 5. **7916-0238-00**
6189 - 190 Street
Mike Helle, Coastland Engineering & Surveying Ltd. / Margarete M. Wacker
 Rezoning from RA to RF
to allow subdivision into twelve (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 Steele
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) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (e) a no-build restrictive covenant to be registered on proposed Lots 2, 5 and 6 for the purpose of tree retention;
 - (f) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture; and
 - (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.

RES.R16-2479

Carried

7. **7916-0500-00**
16591 - 80 Avenue
Gabor Toth / Katheren E. Ruffo, Gordon W. Ruffo
 Development Variance Permit
to reduce the required minimum front yard setback for a proposed accessory building in the RA Zone.

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. 7916-0500-00, to reduce the minimum front yard setback of the RA Zone for an accessory building from 18.0 metres (60 ft.) to 15.5 metres (51 ft.), to proceed to Public Notification.

RES.R16-2484

Carried

8. **7916-0339-00**
9405 - 160 Street
Mike Helle, Coastland Engineering & Surveying Ltd. / Charanjit K. Sangha
 Rezoning from RA to CD (based on RF)
to permit the a subdivision into 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 Steele
 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) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;

- (d) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture; and
- (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.

RES.R16-2485

Carried

It was

Moved by Councillor Gill

Seconded by Councillor Hayne

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

Amendment Bylaw, 2016, No. 18952" pass its first reading.

RES.R16-2486

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. 18952" pass its second reading.

RES.R16-2487

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. 18952" be held at the City Hall on November 21, 2016, at 7:00 p.m.

RES.R16-2488

Carried

COMMERCIAL/INDUSTRIAL/AGRICULTURAL

SOUTH SURREY

- 9. **7916-0068-00**
18718 - 28 Avenue
Christopher Correia, Pacific Land Group / 0823207 B.C. Ltd.
Director Information: Satnam Singh Shoker
Officer Information as at April 24, 2015:
Satnam Singh Shoker (President, Secretary)

LAP Amendment to adjust the boundaries of the Open Space Corridors/ Buffers Rezoning from A-1 to CD / Development Permit / Development Variance Permit to allow subdivision into 14 business park lots and one (1) lot for the protection of environmental areas.

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 Agricultural Zone (A-1)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing (Appendix VII).
2. Council authorize staff to draft Development Permit No. 7916-0068-00 generally in accordance with the attached drawings (Appendix II).
3. Council approve Development Variance Permit No. 7916-0068-00, 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 feet) to a minimum of 11 metres (36 feet), to proceed to Public Notification.
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 to the satisfaction of the Approving Officer including conveyance of the land for the protection of environmental areas;
 - (c) confirmation that the proposed land to be conveyed to the City for the protection of riparian areas includes the Tree Protection Zones (TPZ) in accordance with the Riparian Area Regulations reports submitted to the City;
 - (d) the applicant obtain Water Act Approval from the Ministry of the Environment for the removal of the Class B Watercourse on 28 Avenue;
 - (e) execution of a P-15 agreement for monitoring and maintenance of replanting in the conveyed riparian areas to the satisfaction of the General Manager Parks, Recreation and Culture;
 - (f) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (h) submission of a lot grading plan to the satisfaction of the Planning and Development Department;
 - (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) registration of a Section 219 Restrictive Covenant to advise future owners of adjacent agricultural uses, to the satisfaction of the Planning and Development Department;
- (k) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
- (l) completion of a Development Permit for Hazard Lands to the satisfaction of the General Manager, Planning & Development Department;
- (m) completion of a Sensitive Ecosystem Development Permit to the satisfaction of the General Manager, Planning & Development Department; and
- (n) completion of a Development Permit for the protection of farming to the satisfaction of the General Manager, Planning & Development Department.

5. Council pass a resolution to amend the Campbell Heights Local Area Plan to adjust the boundaries of the "Open Space Corridors/ Buffers" when the project is considered for final adoption (Appendix VI).

RES.R16-2489

Carried

Council requested staff to ensure that the businesses in this area reflect the zoning and environmental requirements as outlined in the NCP for Campbell Heights.

In response to a question from Council staff clarified that the air quality monitoring and associated guidelines are administered by Metro Vancouver on behalf of the Lower Mainland.

Council requested staff to provide a report prior to the November 21, 2016 Public Hearing with clarification as to whether or not the City of Surrey will have the ability to provide comments to Metro Vancouver regarding air quality and environmental concerns relative to Application No. 7916-0068-00.

It was Moved by Councillor Gill
 Seconded by Councillor Hayne
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2016, No. 18953" pass its first reading.

RES.R16-2490

Carried

The said Bylaw was then read for the second time.

RES.R16-2491 It was Moved by Councillor Gill
Seconded by Councillor Hayne
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2016, No. 18953" pass its second reading.
Carried

RES.R16-2492 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. 18953" be held at the City Hall on
November 21, 2016, at 7:00 p.m.
Carried

RESIDENTIAL/INSTITUTIONAL

10. **7916-0486-00**
13721 - 56B Avenue
Harjinder Nagra / Ravjot K. Nagra, Ekamjot S. Nagra, Paramjit K. Nagra,
Harjinderpal S. Nagra
Development Variance Permit
to reduce the required side yard setback on an existing lot 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:

- 1. Council approve Development Variance Permit No. 7916-0486-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum east side yard setback of the RH Zone from 4.5 metres (15 ft.) to 3.0 metres (10 ft.); and
 - (b) to reduce the minimum west side yard setback on a flanking street of the RH Zone from 7.5 metres (25 ft.) to 6.1 metres (20 ft.).
- 2. Council instruct staff to resolve the following issue prior to final approval:
 - (a) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect.

RES.R16-2493 Carried

11. **7915-0238-00**
6292 - 148 Street
Dexter Hirabe, WSP Group Canada / 0875510 B.C. Ltd.
Director Information: Jarnail Singh Dhaliwal, Amrik Sahota
Officer Information as at March 8, 2016: Jarnail Singh Dhaliwal (Secretary), Amrik Sahota (President)
Development Variance Permit
to reduce the minimum lot depth, rear yard setbacks and the minimum streamside setback, in order to permit subdivision into one (1) single family lot and open space.

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

It was Moved by Councillor Gill
Seconded by Councillor Hayne
That Council approve Development Variance
Permit No. 7915-0238-00, varying the following to proceed to Public Notification:

- (a) to reduce the minimum lot depth of the RF-12 Zone on proposed Lot 1 from 22.0 metres (72 ft.) to 11.4 metres (37 ft.);
- (b) to reduce the minimum rear yard setback of the RF-12 Zone on proposed Lot 1 from 7.5 metres (25 ft.) to 2.0 metres (7 ft.); and
- (c) to reduce the minimum streamside 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 8.8 metres (29 feet).

RES.R16-2494

Carried

SOUTH SURREY

12. **7915-0443-00**
16688 - 18 Avenue
Clarence Arychuk, WSP Canada Inc. / You B Xue
Rezoning from RA to RF, RF-13 and RF-12
NCP Amendment for changes to the road alignment and park location
to allow subdivision into 18 single family lots and one 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 portions of the subject site shown on the Survey Plan as Appendix II from "One-Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)" for Block A; "Single Family Residential (13) Zone (RF-13)" for Block B; and "Single Family Residential (12) Zone (RF-12)" for Block C; 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) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
 - (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department.
3. Council pass a resolution to amend the Sunnyside Heights Neighbourhood Concept Plan to modify the road alignment and park location.

RES.R16-2495 Carried

It was Moved by Councillor Gill
Seconded by Councillor Hayne
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2016, No. 18954" pass its first reading.

RES.R16-2496 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. 18954" pass its second reading.

RES.R16-2497 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. 18954" be held at the City Hall on
 November 21, 2016, at 7:00 p.m.
 RES.R16-2498 Carried

C. ITEMS REFERRED BACK

RESIDENTIAL/INSTITUTIONAL

SOUTH SURREY

1. **7916-0011-01**
138 and 156 - 171 Street
111 and 141 - 172 Street
Sam Hooge, Dawson & Sawyer / Dawson & Sawyer Developments (Douglas) Ltd.
 Development Variance Permit
to reduce the minimum streamside setback, in order to permit a 93 unit townhouse development.

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. 7916-0011-01, 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 proceed to Public Notification.
 RES.R16-2499 Carried
 with Councillor Woods opposed

D. LAND USE CONTRACT TERMINATION

RESIDENTIAL/INSTITUTIONAL

FLEETWOOD/GUILDFORD

1. **7916-0346-00**
Between 94 Avenue and 98 Avenue
Between 153A Street and 156 Street
 Terminate Land Use Contract No. 572
to permit the existing underlying RF, RF-G and RM-D Zones to come into effect.

The Planning & Development Department were recommending that a Bylaw be introduced to terminate Land Use Contract No. 572 and a date be set for Public Hearing.

RES.R16-2500 It was Moved by Councillor Gill
 Seconded by Councillor Martin
 That "Surrey Land Use Contract No. 572,
 Termination Bylaw, 2016, No. 18932" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R16-2501 It was Moved by Councillor Gill
 Seconded by Councillor Martin
 That "Surrey Land Use Contract No. 572,
 Termination Bylaw, 2016, No. 18932" pass its second reading.
Carried

RES.R16-2502 It was then Moved by Councillor Gill
 Seconded by Councillor Martin
 That the Public Hearing on "Surrey Land Use
 Contract No. 572, Termination Bylaw, 2016, No. 18932" be held at the City Hall on
 Tuesday, December 13, 2016 at the City Hall at 3:00 p.m.
Carried

- 2. **7916-0347-00**
9639 – 153A Street; 9647 - 153A Street
 Terminate Land Use Contract No. 552
to permit the existing underlying RF Zone to come into effect.

The Planning & Development Department were recommending that a Bylaw be introduced to terminate Land Use Contract No. 552 and a date be set for Public Hearing.

RES.R16-2503 It was Moved by Councillor Gill
 Seconded by Councillor Martin
 That "Surrey Land Use Contract No. 552,
 Termination Bylaw, 2016, No. 18933" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R16-2504 It was Moved by Councillor Gill
 Seconded by Councillor Martin
 That "Surrey Land Use Contract No. 552,
 Termination Bylaw, 2016, No. 18933" pass its second reading.
Carried

It was then
Contract No. 552, Termination Bylaw, 2016, No. 18933" be held at the City Hall on Tuesday, December 13, 2016 at the City Hall at 3:00 p.m.
RES.R16-2505
Moved by Councillor Gill
Seconded by Councillor Martin
That the Public Hearing on "Surrey Land Use
Carried

- 3. **7916-0469-00**
14718 to 14789 Halstead Place
10191 and 10241 - 148 Street
Terminate Land Use Contract No. 12
to permit the existing underlying RF Zone to come into effect.

The Planning & Development Department were recommending that a Bylaw be introduced to terminate Land Use Contract No. 12 and a date be set for Public Hearing.

It was
Termination Bylaw, 2016, No. 18934" pass its first reading.
RES.R16-2506
Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Land Use Contract No. 12,
Carried

The said Bylaw was then read for the second time.

It was
Termination Bylaw, 2016, No. 18934" pass its second reading.
RES.R16-2507
Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Land Use Contract No. 12,
Carried

It was then
Contract No. 12, Termination Bylaw, 2016, No. 18934" be held at the City Hall on Tuesday, December 13, 2016 at the City Hall at 3:00 p.m.
RES.R16-2508
Moved by Councillor Gill
Seconded by Councillor Martin
That the Public Hearing on "Surrey Land Use
Carried

- 4. **7916-0470-00**
14656 - 102A Avenue
Terminate Land Use Contract No. 440
to permit the existing underlying RF Zone to come into effect.

The Planning & Development Department were recommending that a Bylaw be introduced to terminate Land Use Contract No. 440 and a date be set for Public Hearing.

RES.R16-2509 It was
Termination Bylaw, 2016, No. 18935" Moved by Councillor Gill
pass its first reading. Seconded by Councillor Martin
That "Surrey Land Use Contract No. 440,
Carried

The said Bylaw was then read for the second time.

RES.R16-2510 It was
Termination Bylaw, 2016, No. 18935" Moved by Councillor Gill
pass its second reading. Seconded by Councillor Martin
That "Surrey Land Use Contract No. 440,
Carried

RES.R16-2511 It was then
Contract No. 440, Termination Bylaw, 2016, No. 18935" Moved by Councillor Gill
be held at the City Hall on Seconded by Councillor Martin
Tuesday, December 13, 2016 at the City Hall at 3:00 p.m. That the Public Hearing on "Surrey Land Use
Carried

5. **7916-0472-00**
Northwest corner of 101 Avenue and 148 Street
Terminate Land Use Contract No. 498
to permit the existing underlying RF-G Zone to come into effect.

The Planning & Development Department were recommending that a Bylaw be introduced to terminate Land Use Contract No. 498 and a date be set for Public Hearing.

RES.R16-2512 It was
Termination Bylaw, 2016, No. 18936" Moved by Councillor Gill
pass its first reading. Seconded by Councillor Martin
That "Surrey Land Use Contract No. 498,
Carried

The said Bylaw was then read for the second time.

RES.R16-2513 It was
Termination Bylaw, 2016, No. 18936" Moved by Councillor Gill
pass its second reading. Seconded by Councillor Martin
That "Surrey Land Use Contract No. 498,
Carried

It was then
Contract No. 498, Termination Bylaw, 2016, No. 18936" be held at the City Hall on Tuesday, December 13, 2016 at the City Hall at 3:00 p.m.
RES.R16-2514
Moved by Councillor Gill
Seconded by Councillor Martin
That the Public Hearing on "Surrey Land Use
Carried

6. **7916-0471-00**
Between 101 and 102 Avenue at 146 Street
Terminate Land Use Contract No. 500
to permit the existing underlying RF Zone to come into effect.

The Planning & Development Department were recommending that a Bylaw be introduced to terminate Land Use Contract No. 500 and a date be set for Public Hearing.

It was
Termination Bylaw, 2016, No. 18937" pass its first reading.
RES.R16-2515
Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Land Use Contract No. 500,
Carried

The said Bylaw was then read for the second time.

It was
Termination Bylaw, 2016, No. 18937" pass its second reading.
RES.R16-2516
Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Land Use Contract No. 500,
Carried

It was then
Contract No. 500, Termination Bylaw, 2016, No. 18937" be held at the City Hall on Tuesday, December 13, 2016 at the City Hall at 3:00 p.m.
RES.R16-2517
Moved by Councillor Gill
Seconded by Councillor Martin
That the Public Hearing on "Surrey Land Use
Carried

SURREY CITY CENTRE/WHALLEY

7. **7916-0474-00**
10250 Semiahmoo Road; 10244 Semiahmoo Road
Terminate Land Use Contract No. 535
to permit the existing underlying RF Zone to come into effect.

The Planning & Development Department were recommending that a Bylaw be introduced to terminate Land Use Contract No. 535 and a date be set for Public Hearing.

It was then Moved by Councillor Gill
 Seconded by Councillor Martin
 That the Public Hearing on "Surrey Land Use
 Contract No. 174, Termination Bylaw, 2016, No. 18939" be held at the City Hall on
 Tuesday, December 13, 2016 at the City Hall at 3:00 p.m.

RES.R16-2523

Carried

- 9. **7916-0475-00**
Between 99 Avenue and 100 Avenue and 129 Street and 129A Street
 Terminate Land Use Contract No. 507
to permit the existing underlying RF Zone to come into effect.

The Planning & Development Department were recommending that a Bylaw be introduced to terminate Land Use Contract No. 507 and a date be set for Public Hearing.

It was Moved by Councillor Gill
 Seconded by Councillor Martin
 That "Surrey Land Use Contract No. 507,
 Termination Bylaw, 2016, No. 18940" pass its first reading.

RES.R16-2524

Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Gill
 Seconded by Councillor Martin
 That "Surrey Land Use Contract No. 507,
 Termination Bylaw, 2016, No. 18940" pass its second reading.

RES.R16-2525

Carried

It was then Moved by Councillor Gill
 Seconded by Councillor Martin
 That the Public Hearing on "Surrey Land Use
 Contract No. 507, Termination Bylaw, 2016, No. 18940" be held at the City Hall on
 Tuesday, December 13, 2016 at the City Hall at 3:00 p.m.

RES.R16-2526

Carried

- 10. **7916-0467-00**
Gladstone Drive and Melrose Drive at 143A Street
 Terminate Land Use Contract No. 143
to permit the existing underlying RF Zone to come into effect.

The Planning & Development Department were recommending that a Bylaw be introduced to terminate Land Use Contract No. 143 and a date be set for Public Hearing.

RES.R16-2527 It was Moved by Councillor Gill
 Seconded by Councillor Martin
 That "Surrey Land Use Contract No. 143,
 Termination Bylaw, 2016, No. 18941" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R16-2528 It was Moved by Councillor Gill
 Seconded by Councillor Martin
 That "Surrey Land Use Contract No. 143,
 Termination Bylaw, 2016, No. 18941" pass its second reading.
Carried

RES.R16-2529 It was then Moved by Councillor Gill
 Seconded by Councillor Martin
 That the Public Hearing on "Surrey Land Use
 Contract No. 143, Termination Bylaw, 2016, No. 18941" be held at the City Hall on
 Tuesday, December 13, 2016 at the City Hall at 3:00 p.m.
Carried

11. **7916-0466-00**
90 Avenue at 132 Street and 9002 to 9037 Ben Nevis Crescent
 Terminate Land Use Contract No. 16
to permit the existing underlying RF and RM-D Zones to come into effect.

The Planning & Development Department were recommending that a Bylaw be introduced to terminate Land Use Contract No. 16 and a date be set for Public Hearing.

RES.R16-2530 It was Moved by Councillor Gill
 Seconded by Councillor Martin
 That "Surrey Land Use Contract No. 16,
 Termination Bylaw, 2016, No. 18942" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R16-2531 It was Moved by Councillor Gill
 Seconded by Councillor Martin
 That "Surrey Land Use Contract No. 16,
 Termination Bylaw, 2016, No. 18942" pass its second reading.
Carried

It was then Moved by Councillor Gill
Seconded by Councillor Martin
That the Public Hearing on "Surrey Land Use
Contract No. 16, Termination Bylaw, 2016, No. 18942" be held at the City Hall on
Tuesday, December 13, 2016 at the City Hall at 3:00 p.m.
RES.R16-2532 Carried

12. **7916-0459-00**
13687 - 115 Avenue; 13697 - 115 Avenue
Terminate Land Use Contract No. 386
to permit the existing underlying RF Zone to come into effect.

The Planning & Development Department were recommending that a Bylaw be introduced to terminate Land Use Contract No. 386 and a date be set for Public Hearing.

It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Land Use Contract No. 386,
Termination Bylaw, 2016, No. 18943" pass its first reading.
RES.R16-2533 Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Land Use Contract No. 386,
Termination Bylaw, 2016, No. 18943" pass its second reading.
RES.R16-2534 Carried

It was then Moved by Councillor Gill
Seconded by Councillor Martin
That the Public Hearing on "Surrey Land Use
Contract No. 386, Termination Bylaw, 2016, No. 18943" be held at the City Hall on
Tuesday, December 13, 2016 at the City Hall at 3:00 p.m.
RES.R16-2535 Carried

13. **7916-0460-00**
13854 - 113 Avenue; 13858 - 113 Avenue
Terminate Land Use Contract No. 384
to permit the existing underlying CD Zone to come into effect.

The Planning & Development Department were recommending that a Bylaw be introduced to terminate Land Use Contract No. 384 and a date be set for Public Hearing.

RES.R16-2536 It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Land Use Contract No. 384,
Termination Bylaw, 2016, No. 18944" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R16-2537 It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Land Use Contract No. 384,
Termination Bylaw, 2016, No. 18944" pass its second reading.
Carried

RES.R16-2538 It was then Moved by Councillor Gill
Seconded by Councillor Martin
That the Public Hearing on "Surrey Land Use
Contract No. 384, Termination Bylaw, 2016, No. 18944" be held at the City Hall on
Tuesday, December 13, 2016 at the City Hall at 3:00 p.m.
Carried

- 14. 7916-0461-00**
14085 - 114A Avenue; 14089 - 114A Avenue
Terminate Land Use Contract No. 516
to permit the existing underlying RF Zone to come into effect.

The Planning & Development Department were recommending that a Bylaw be introduced to terminate Land Use Contract No. 516 and a date be set for Public Hearing.

RES.R16-2539 It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Land Use Contract No. 516,
Termination Bylaw, 2016, No. 18945" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R16-2540 It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Land Use Contract No. 516,
Termination Bylaw, 2016, No. 18945" pass its second reading.
Carried

18. **7916-0458-00**
Between 113 Avenue and 114 Avenue and from 133 Street to 136 Street
Crestview Drive and Alpen Place

Terminate Land Use Contract No. 19
to permit the existing underlying RF Zone to come into effect.

The Planning & Development Department were recommending that a Bylaw be introduced to terminate Land Use Contract No. 19 and a date be set for Public Hearing.

RES.R16-2551 It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Land Use Contract No. 19,
Termination Bylaw, 2016, No. 18949" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R16-2552 It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Land Use Contract No. 19,
Termination Bylaw, 2016, No. 18949" pass its second reading.
Carried

RES.R16-2553 It was then Moved by Councillor Gill
Seconded by Councillor Martin
That the Public Hearing on "Surrey Land Use
Contract No. 19, Termination Bylaw, 2016, No. 18949" be held at the City Hall on
Tuesday, December 13, 2016 at the City Hall at 3:00 p.m.
Carried

19. **7916-0473-00**
Between 102 Avenue and 104 Avenue and 144 Street and 145 Street

Terminate Land Use Contract No. 7
to permit the existing underlying RF Zone and CHI Zone to come into effect.

The Planning & Development Department were recommending that a Bylaw be introduced to terminate Land Use Contract No. 7 and a date be set for Public Hearing.

RES.R16-2554 It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Land Use Contract No. 7,
Termination Bylaw, 2016, No. 18950" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R16-2555 It was
Termination Bylaw, 2016, No. 18950" pass its second reading.
Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Land Use Contract No. 7,
Carried

RES.R16-2556 It was then
Contract No. 7, Termination Bylaw, 2016, No. 18950" be held at the City Hall on
Tuesday, December 13, 2016 at the City Hall at 3:00 p.m.
Moved by Councillor Gill
Seconded by Councillor Martin
That the Public Hearing on "Surrey Land Use
Carried

RES.R16-2557 It was
Termination Bylaws that have been set for December 13, 2016 are to be delegated to the Acting Mayor.
Moved by Councillor Gill
Seconded by Councillor Martin
That the Public Hearing for Land Use Contract
Carried

E. CORPORATE REPORTS

F. CORRESPONDENCE

G. NOTICE OF MOTION

H. BYLAWS AND PERMITS

BYLAWS

1. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18418"
7914-0345-00 - Hardeep Samra
c/o Mainland Engineering Design Corporation (Avnash Banwait)
14064 - 60 Avenue - RA to RF-10 and RF-12 - to allow subdivision into 7 single family lots
and 1 remainder portion for future development with the adjacent property.

Note: Change in agent

Approved by Council: February 23, 2015

- * At February 23, 2015 Regular Council – Land Use, Council asked staff whether additional on-site trees could be retained. Planning and Development advise (see memorandum dated November 1, 2016 in back-up) that following extensive consultation with the applicant's arborist and civil engineer, it was determined that no additional on-site trees could be retained due to future services, finished road grades and sidewalk installation requirements.

It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2015, No. 18418" be finally adopted, signed by the Mayor and Clerk,
 and sealed with the Corporate Seal.

RES.R16-2558

Carried

BYLAWS WITH PERMITS

- 2. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18417"
 7911-0111-00 – 0801212 B.C. Ltd. (Director Information: Harjit Atwal) and 0887525 B.C.
 Ltd. (Director Information: Harjit Atwal)
 c/o Matthew Cheng Architect Inc. (Matthew Cheng)
 6378 – 138 Street, 13812, 13856, 13890, 13906 and 13928 – 64 Avenue - RA to RM-30 and
 RF-12 – to allow the development of 200 townhouses and 3 single family small lots.

Approved by Council: February 23, 2015

- * Planning and Development advise (see memorandum dated November 2, 2016 in back-up) that it is in order for Council to pass a resolution amending the South Newton Neighbourhood Concept Plan to redesignate a portion of the site from "Townhouse (15 u.p.a. max)" and "Detention Ponds" to "Townhouse (25 u.p.a. max)", elimination of road, inclusion of enhanced lane to 62 Avenue, and redesignation of the property at 6322 – 138 Street to "Single Family Small Lots".

It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That Council amend the South Newton
 Neighbourhood Concept Plan to redesignate a portion of the site from "Townhouse (15
 u.p.a. max)" and "Detention Ponds" to "Townhouse (25 u.p.a. max)", elimination of
 road, inclusion of enhanced lane to 62 Avenue, and redesignation of the property at
 6322 – 138 Street to "Single Family Small Lots".

RES.R16-2559

Carried

It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2015, No. 18417" be finally adopted, signed by the Mayor and Clerk,
 and sealed with the Corporate Seal.

RES.R16-2560

Carried

Development Variance Permit No. 7911-0111-00

13812, 13856, 13890, 13906 and 13928 – 64 Avenue

To reduce setbacks and allow 1 unenclosed tandem parking space for each tandem parking unit.

Supported by Council: March 23, 2015

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

- (a) In Section F. of Part 22 Multiple Residential 30 Zone (RM-30) the minimum front yard setback (64 Avenue) of the RM-30 Zone is reduced from 7.5 metres (25 ft.) to 4.92 metres (16 ft.);
- (b) In Section F. of Part 22 Multiple Residential 30 Zone (RM-30) the minimum east side yard setback of the RM-30 Zone is reduced from 7.5 metres (25 ft.) to 3.02 metres (10 ft.);
- (c) In Section F. of Part 22 Multiple Residential 30 Zone (RM-30) the minimum west side yard setback of the RM-30 Zone is reduced from 7.5 metres (25 ft.) to 3.0 metres (10 ft.);
- (d) In Section F. of Part 22 Multiple Residential 30 Zone (RM-30) the minimum rear yard setback of the RM-30 Zone is reduced from 7.5 metres (25 ft.) to 2.17 metres (7 ft.);
- (e) In Sub-section H.5(b) of Part 22 Multiple Residential 30 Zone (RM-30) the enclosure of tandem parking spaces is varied to allow one outside tandem parking space for each tandem parking unit;
- (f) Sub-section H.5(d) of Part 22 Multiple Residential 30 Zone (RM-30) is varied to permit one (1) unit to be located within 4.6 metres (15 ft.) from the westernmost lot entrance/exit; and
- (g) Sub-section H.3 of Part 22 Multiple Residential 30 Zone (RM-30) is varied to allow two (2) visitor parking spaces to be located within the east side yard setback.

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. 7911-0111-00 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.R16-2561

Carried

Development Variance Permit No. 7911-0111-01

13812, 13856, 13890, 13906 and 13928 – 64 Avenue

To vary the maximum percentage of resident tandem parking spaces in order to accommodate the site plan for a proposed 200-unit townhouse development.

Supported by Council: June 15, 2015

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

- (a) In sub-section H.5 of Part 22 Multiple Residential 30 Zone (RM-30) the maximum percentage of resident tandem parking spaces is varied from 50 percent to 75 percent.

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. 7911-0111-01 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.R16-2562

Carried

Development Permit No. 7911-0111-00

13812, 13856, 13890, 13906 and 13928 – 64 Avenue

To permit 200 townhouses and three single family small lots.

Authorized to draft: February 23, 2015

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

It was

Moved by Councillor Gill
 Seconded by Councillor Steele
 That the Mayor and Clerk be authorized to
 execute Development Permit No. 7911-0111-00.

RES.R16-2563

Carried

PERMIT APPROVALS

3. **Development Variance Permit No. 7914-0358-00**

KJR Developments Ltd.

c/o Ionic Architecture Inc. (Samuel Chan)

18977 - 32 Avenue (previously known as 18965 and 18999 - 32 Avenue)

To reduce the minimum rear yard setback for proposed Building A. The siting of Building A is such that the rear yard will function as a side yard.

Supported by Council: February 1, 2016

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

- (a) In Subsection F, Yards and Setbacks, the minimum rear yard setback is reduced from 7.5 m (25 ft.) to 0.0 m (0 ft.) for Building A only.

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. 7914-0358-00 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.R16-2564

Carried

Development Permit No. 7914-0358-00

18977 - 32 Avenue

To permit the development of two multi-unit light industrial buildings.

Authorized to draft: January 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. 7914-0358-00.

RES.R16-2565

Carried

I. CLERKS REPORT

J. OTHER BUSINESS

K. ADJOURNMENT

It was


Moved by Councillor Gill
Seconded by Councillor Villeneuve
That the November 7, 2016 Regular Council –

Land Use meeting be adjourned.
RES.R16-2566

Carried

The Regular Council - Land Use meeting adjourned at 6:02 p.m.

Certified correct:



Jane Sullivan, City Clerk



Mayor Linda Hepner