

Present:

Chairperson - Councillor Woods
Councillor Gill
Councillor Hayne
Councillor LeFranc
Councillor Starchuk
Councillor Steele
Councillor Villeneuve

Absent:

Councillor Martin
Mayor Hepner

Staff Present:

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

A. ADOPTION OF MINUTES**B. LAND USE APPLICATIONS****COMMERCIAL/INDUSTRIAL/AGRICULTURAL****CLOVERDALE/CLAYTON**

1. **7916-0328-00**
6483 - 168 Street
Malek Tawashy, Lark Group / Donald G. Stewart, Wendelyn D. Chanasyk,
Suzanne J. Dahl, Nancy C. Pollon
Rezoning from CD (Bylaw No. 12234) to CD (based on A-1 and RMS-1)
Development Permit / Development Variance Permit
Non-Farm Use under Section 20(3) of the ALC Act and Subdivision within ALR under
Section 21(2) of the ALC Act
to allow subdivision into two (2) lots and to permit the development of a care facility
(hospice) on one 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. Council refer the non-farm use and subdivision application to the Agricultural Land Commission (ALC).

2. a Bylaw be introduced to rezone the subject site from "Comprehensive Development Zone (CD)" (Bylaw No. 12234) to "Comprehensive Development Zone (CD)". The applicant is required to obtain approval from the ALC for the proposed non-farm use, before it is in order for a Public Hearing to be scheduled.
3. Council approve Development Variance Permit No. 7916-0328-00, to vary the Zoning By-law to reduce the minimum streamside setback for a Class A watercourse from 30 metres (98 ft.) to 24 metres (79 ft.) and 9 metres (30 ft.) for portions of proposed Lot 1, to proceed to Public Notification after the applicant receives approval from the ALC for the proposed non-farm use.
4. Council authorize staff to draft a Form and Character, Sensitive Ecosystem and Hazard Land (steep slope) Development Permit generally in accordance with the attached drawings (Appendix IV).
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 ALC for the non-farm use and the proposed subdivision;
 - (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) registration of a Restrictive Covenant on proposed Lot 2 to convey the riparian area to the City should a future development application be submitted on proposed Lot 2; and
 - (h) registration of a Restrictive Covenant and statutory right-of-way on proposed Lot 2 for the protection, maintenance and access to the riparian area.

RES.R17-609

Carried

It was Moved by Councillor Gill
Seconded by Councillor Hayne
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2017, No. 19180" pass its first reading.
RES.R17-610 Carried

The said By-law 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, 2017, No. 19180" pass its second reading.
RES.R17-611 Carried

NEWTON

2. **7916-0604-00**
15832 - Colebrook Road
B. Sunny Aujla, Magellan Law Group LLP / Sukhvinder K Aujla
Non-farm use under Section 20(3) of the ALC Act
to permit the construction of a second dwelling on a farm site within the ALR.

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 refer application No. 7916-0604-00 to
the Agricultural Land Commission, without comment.
RES.R17-612 Carried

SOUTH SURREY

3. **7916-0479-00**
3779 - 190 Street
Dan Dunwoodie, D Squared Projects Ltd. / 1099414 B.C. Ltd.
Director Information: Lawrence M. Rosenberg
No Officer Information Filed
Development Permit
to permit the development of an 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:

1. Council authorize staff to draft Development Permit No. 7916-0479-00 generally in accordance with the attached drawings (Appendix II).
2. Council instruct staff to resolve the following issue prior to final approval:
 - (a) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (b) registration of a Section 219 Restrictive Covenant to restrict mezzanine space; and
 - (c) completion of a Development Permit for Hazard Lands to the satisfaction of the General Manager, Planning & Development Department.

RES.R17-613

Carried

4. **7916-0531-00**
19283 - 28 Avenue
Maggie Koka, Aplin & Martin Consultants Ltd. / 1093461 B.C. Ltd.
Director Information: Sarbjot Purewal, Kuldeep Kaur Purewal
No Officer Information Filed
Temporary Use Permit
to permit a truck parking and industrial laydown facility for a transportation company for a period not to exceed 1 year.

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

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

1. Council approve Temporary Use Permit No. 7916-0531-00, to proceed to Public Notification.
2. Council instruct staff to resolve the following issues prior to approval:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering; and

- (b) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department.

RES.R17-614

Carried
with Councillor Villeneuve opposed

RESIDENTIAL/INSTITUTIONAL

FLEETWOOD/GUILDFORD

5. 7916-0029-00
9731 - 182A Street; 9749 - 182A Street
9713 - 182A Street; 9797 - 182A Street
Anya Paskovic, Aplin & Martin Consultants Ltd.
Canadian Horizons (182A) Land Corp.
Director Information: Alan Baumann, Richard DeGroat
Officer Information as at January 27, 2017: Alan Baumann (President), Richard DeGroat (CEO)
OCP Amendment from Suburban to Urban
Rezoning from RA to CD (based on RF-13) and RF-13 / Development Permit
to allow subdivision into 40 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 a portion of the subject site shown as Block A on the attached Survey Plan (Appendix I) from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)", and a date be set for Public Hearing.
4. a Bylaw be introduced to rezone a portion of the subject site shown as Block B on the Survey Plan (Appendix I) from "One-Acre Residential Zone (RA)" to "Single Family Residential (13) Zone (RF-13)", and a date be set for Public Hearing.

5. Council authorize staff to draft Hazard Land Development Permit No. 7916-0029-00 generally in accordance with the geotechnical assessment and lot grading plan.
6. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a 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 landscape plan and cost estimate for the landscape buffer along the west lot line of proposed Lots 14 to 22 to the satisfaction of the City Landscape Architect;
 - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (g) submission of a Section 219 Restrictive Covenant for a "no build" area and to ensure the installation and maintenance of a 10-metre (33-ft.) wide landscape buffer at the rear of proposed Lots 14 to 22;
 - (h) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department; and
 - (i) final adoption of Zoning Amendment Bylaw, 2016, Bylaw No. 18772, incorporating the RF-13 Zone in the Zoning By-law.

RES.R17-615

Carried

It was

Moved by Councillor Gill
 Seconded by Councillor Hayne
 That "Surrey Official Community Plan Bylaw, 2013,

No. 18020, Amendment Bylaw, 2017, No. 19181" pass its first reading.

RES.R17-616

Carried

The said Bylaw was then read for the second time.

- RES.R17-617 It was Moved by Councillor Gill
Seconded by Councillor Hayne
That "Surrey Official Community Plan Bylaw, 2013,
No. 18020, Amendment Bylaw, 2017, No. 19181" pass its second reading.
Carried
- RES.R17-618 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, 2017, No. 19181" be held at
the City Hall on April 3, 2017, at 7:00 p.m.
Carried
- RES.R17-619 It was Moved by Councillor Gill
Seconded by Councillor Hayne
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2017, No. 19182" pass its first reading.
Carried
- The said Bylaw was then read for the second time.
- RES.R17-620 It was Moved by Councillor Gill
Seconded by Councillor Hayne
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2017, No. 19182" pass its second reading.
Carried
- RES.R17-621 It was then Moved by Councillor Gill
Seconded by Councillor Hayne
That the Public Hearing on "Surrey Zoning Bylaw,
1993, No. 12000, Amendment Bylaw, 2017, No. 19182" be held at the City Hall on April 3,
2017, at 7:00 p.m.
Carried
- RES.R17-622 It was Moved by Councillor Gill
Seconded by Councillor Hayne
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2017, No. 19183" pass its first reading.
Carried
- The said Bylaw was then read for the second time.
- RES.R17-623 It was Moved by Councillor Gill
Seconded by Councillor Hayne
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2017, No. 19183" pass its second reading.
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, 2017, No. 19183" be held at the City Hall on
 April 3, 2017, at 7:00 p.m.

RES.R17-624 Carried

NEWTON

6. **7916-0657-00**
12486 – 68 Avenue
Gurbachan S. Garha / Jaswinder K. Garha, Gurbachan S. Garha
 Development Variance Permit
to allow driveway access from the fronting street.

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

It was
 Moved by Councillor Gill
 Seconded by Councillor Hayne
 That Council approve Development Variance
 Permit No. 7916-0657-00, to vary Section H "Off-Street Parking and Loading/Unloading"
 of the RF-12 Zone to allow driveway access from the fronting street to proceed to Public
 Notification.

RES.R17-625 Carried

SOUTH SURREY

7. **7917-0072-00**
4924 - King George Boulevard
Ravdeep Gill / Rajwant Gill, Gurdial S Gill
 Development Variance Permit
to allow an increase to the maximum height 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. 7917-0072-00, to increase the maximum permitted height of a single family
 dwelling in the "General Agricultural Zone (A-1)" from 9 metres (30 ft.) to 9.84 metres
 (32.3 ft.) to proceed to Public Notification.

RES.R17-626 Carried

8. **7917-0016-00**
13900 - 21A Avenue
Brent E Baynton / Jennifer A Baynton, Brent E Baynton
 Development Variance Permit
to reduce the minimum rear yard setback for an existing Single Family Dwelling in the RH-G 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 Hayne
That:

1. Council approve Development Variance Permit No. 7917-0016-00, to reduce the minimum rear yard (north) setback of a principal building in the "Half-Acre Residential Gross Density Zone (RH-G)" from 7.5 metres (25 ft.) to 2.6 metres (8.5 ft.) to proceed to Public Notification; and
2. Council instruct staff to resolve the following issues prior to Development Variance Permit issuance:
 - (a) Registration of a Section 219 Restrictive Covenant that restricts the height and type of any fence constructed on the property in the future.

RES.R17-627

Carried

SURREY CITY CENTRE/WHALLEY

9. **7916-0207-00**
11452 - River Road; 11464 - River Road; 11496 - River Road
11528 - Bailey Crescent; 11524 - Bailey Crescent
Sarah Atkinson, Plan Van / Tara Development Ltd
 Rezoning a portion from RF to RF-13
 Development Permit / Development Variance Permit
to permit subdivision into 20 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 a portion of the subject site as shown as Block A on the attached Survey Plan from "Single Family Residential Zone (RF)" to "Single Family Residential (13) Zone (RF-13)" and a date be set for Public Hearing.

2. Council authorize staff to draft Hazard Land Development Permit No. 7916-0207-00 generally in accordance with the geotechnical assessment prepared by Able Geotechnical Ltd. and lot grading plan prepared by Hub Engineering Inc.
3. Council approve Development Variance Permit No. 7916-0207-00, varying the following, to proceed to Public Notification:
 - (a) to vary the minimum required lot frontage in Part 4 General Provisions of Zoning Bylaw No. 12000 from 4.5 metres (15 ft.) to 2.2 metres (7 ft.) for proposed Lot 1;
 - (b) to reduce the minimum rear yard setback of the RF-13 Zone from 6.0 metres (20 ft.) to 1.2 metres (4 ft.) for a rear garage on proposed Lot 1;
 - (c) to reduce the minimum side yard setback on a flanking street of the RF-13 Zone from 2.4 metres (8 ft.) to 2.0 metres (7 ft.) for the principal building on proposed Lot 1;
 - (d) to reduce the minimum side yard setback on a flanking street of the RF-13 Zone from 2.4 metres (8 ft.) to 0.4 metre (1.5 ft.) for the principal building on proposed Lot 16;
 - (e) to reduce the minimum front yard setback of the RF-13 Zone from 6.0 metres (20 ft.) to 4.0 metres (13 ft.) for the garage on proposed Lot 17;
 - (f) to reduce the minimum front yard setback of the RF-13 Zone from 4.0 metres (13 ft.) to 2.0 metres (7 ft.) for the principal building on proposed Lot 17;
 - (g) to reduce the minimum front yard setback of the RF-13 Zone from 2.0 metres (7 ft.) to 1.4 metres (5 ft.) for the porch or veranda on proposed Lot 17;
 - (h) to reduce the minimum southeast front yard setback of the RF-13 Zone from 6.0 metres (20 ft.) to 4.6 metres (15 ft.) for the garage on proposed Lot 14;
 - (i) to reduce the minimum southeast front yard setback of the RF-13 Zone from 4.0 metres (13 ft.) to 2.4 metres (8 ft.) for the principal building on proposed Lot 14;
 - (j) to reduce the minimum rear yard setback of the RF-13 Zone from 6.0 metres (20 ft.) for 50% of the width and 7.5 metres (25 ft.) for 50% of the width to 6.0 metres (20 ft.) for 100% of the width of the principal building on proposed Lot 14;
 - (k) to reduce the minimum lot depth of the RF Zone from 28 metres (92 ft.) to 24.9 metres (82 ft.) for proposed Lot 19;

- (l) to reduce the minimum front yard setback of the RF Zone from 7.5 metres (25 ft.) to 6.5 metres (21 ft.) for the garage on proposed Lot 19; and
- (m) to reduce the minimum rear yard setback of the principal building of the RF Zone from 7.5 metres (25 ft.) to 7.5 metres (25 ft.) for 50% of the width and 6.0 metres (20 ft.) for 50% of the width of the principal building on proposed Lot 19.

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;
- (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) submission of an acoustical report and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures; and
- (g) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department.

RES.R17-628

Carried

It was

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

Amendment Bylaw, 2017, No. 19184" pass its first reading.

RES.R17-629

Carried

The said Bylaw was then read for the second time.

RESIDENTIAL/INSTITUTIONALSOUTH SURREY

11. 7916-0315-00
 42 - 172 Street
 17213 - 0 Avenue
 Lori Joyce, H.Y. Engineering Ltd. / Superstar Homes Ltd., 1072992 B.C. Ltd.
Director Information: Jaspreet Dayal, Adamjot Singh Dosanjh
No Officer Information Filed
 NCP Amendment from Single Family (6 u.p.a.) to Single Family Flex (6-14.5 u.p.a.)
 Rezoning from RA to RF-10 / Development Permit
to allow subdivision into 9 single family lots

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

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

1. a Bylaw be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" to "Single Family Residential (10) Zone (RF-10)" and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7916-0315-00 for Sensitive Ecosystems for Streamside Areas.
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) approval from the Ministry of Transportation & Infrastructure;
 - (d) the applicant adequately address the deficit in tree replacement;
 - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
4. Council pass a resolution to amend the Douglas NCP to re-designate the land from "Urban Single Family (6 u.p.a.)" to "Single Family Residential Flex (6-14.5 u.p.a.)" when the project is considered for final adoption.

RES.R17-633

Carried

RES.R17-634 It was Moved by Councillor Gill
Seconded by Councillor Hayne
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2017, No. 19185" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R17-635 It was Moved by Councillor Gill
Seconded by Councillor Hayne
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2017, No. 19185" pass its second reading.
Carried

RES.R17-636 It was then Moved by Councillor Gill
Seconded by Councillor Hayne
That the Public Hearing on "Surrey Zoning Bylaw,
1993, No. 12000, Amendment Bylaw, 2017, No. 19185" be held at the City Hall on April 3,
2017, at 7:00 p.m.
Carried

12. **7915-0312-00**
16621 and 16651 - Northview Crescent
James Pernu, McElhanney Consulting Services Ltd.
Sian O. Rackham, Craig Rackham, Patrizia M. Velo
Rezoning from RA to CD (based on RA-G) / Development Permit
to allow subdivision into 4 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:

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 authorize staff to draft Development Permit No. 7915-0312-00 for Sensitive Ecosystems.
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) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (e) registration of a reciprocal access easement to facilitate a shared driveway access to Lots 2 and 3;
- (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department; and
- (g) completion of a Sensitive Ecosystem Development Permit to the satisfaction of the General Manager, Planning & Development Department.

RES.R17-637

Carried

Council requested clarification from staff regarding the feasibility of developing the site without creating panhandle lots. Staff noted that without panhandles four lots would not be achievable.

It was

Moved by Councillor Gill
 Seconded by Councillor Hayne
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2017, No. 19186" pass its first reading.

RES.R17-638

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, 2017, No. 19186" pass its second reading.

RES.R17-639

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, 2017, No. 19186" be held at the City Hall on April 3,
 2017, at 7:00 p.m.

RES.R17-640

Carried

13. **7916-0683-00**
2534 - Cedar Drive
Marion L Frost
 Development Variance Permit
to reduce the minimum front yard setback for a proposed accessory structure (in-ground pool).

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. 7916-0683-00, to reduce the minimum front yard (south) setback of an accessory structure in the "Half-Acre Residential Zone (RH)" from 18 metres (59 ft.) to 6.2 metres (20 ft.), to proceed to Public Notification.

RES.R17-641

Carried

14. **7915-0450-00**
832, 864 and 880 - 160 Street
Portion of 16025 - 8 Avenue
Kirk Fisher, Lark Projects Ltd / Cirrus Investments Ltd., City of Surrey
 Rezoning from CTA and RF to RF, RF-13 and RF-10
to allow subdivision into 21 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 Block A, Block B and Block C, as shown on the Survey Plan (Appendix IX) from "Tourist Accommodation Zone (CTA)" to "Single Family Residential (10) Zone (RF-10)"; to rezone Block D, as shown on the Survey Plan from "Single Family Residential Zone (RF)" to "Single Family Residential (10) Zone (RF-10)"; to rezone Block E, as shown on the Survey Plan from "Tourist Accommodation Zone" (CTA) to "Single Family Residential (13) Zone (RF-13)"; and to rezone Block F, as shown on the Survey Plan from "Tourist Accommodation Zone" (CTA) to "Single Family Residential Zone (RF)"; and a date be set for Public Hearing.
2. Council instruct Staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;

- (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
- (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
- (d) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;
- (e) the applicant address the tree replacement deficit to the satisfaction of the Planning and Development Department;
- (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (g) submission of a finalized lot grading plan to the satisfaction of the Planning & Development Department;
- (h) registration of a Section 219 Restrictive Covenant to require a second stage archaeological assessment during land clearing and servicing of the site;
- (i) registration of a Section 219 Restrictive Covenant for tree preservation in accordance with the finalized tree preservation plan; and
- (j) completion of the acquisition of a portion of 16025 - 8 Avenue.

RES.R17-642

Carried

Council requested clarification from staff regarding whether the individuals who reside at this location are being compensated and relocated.

Staff noted that an agreement has been achieved that that all parties are suitably satisfied.

Council noted that they are hopeful that the Applicant has indeed worked with the residents who reside in the area and that there will be a positive outcome for both sides and requested staff to ensure the Applicant provides backup at the Public Hearing illustrating a successful public consultation process.

It was

Moved by Councillor Gill

Seconded by Councillor Hayne

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

Amendment Bylaw, 2017, No. 19187" pass its first reading.

RES.R17-643

Carried

The said Bylaw was then read for the second time.

- RES.R17-644 It was Moved by Councillor Gill
Seconded by Councillor Hayne
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2017, No. 19187" pass its second reading.
Carried
- RES.R17-645 It was then Moved by Councillor Gill
Seconded by Councillor Hayne
That the Public Hearing on "Surrey Zoning Bylaw,
1993, No. 12000, Amendment Bylaw, 2017, No. 19187" be held at the City Hall on April 3,
2017, at 7:00 p.m.
Carried

15. **7914-0255-00**
3375 - Morgan Creek Way
15711 - 32 Avenue
Maggie Koka, Aplin & Martin Consultants Ltd. / Morgan Creek Holdings Inc.
NCP Amendment to introduce a new land use designation: Low-Density Apartments (3-Storeys)
NCP Amendment from "Clustering at Single Family Density" to "Low-Density Apartments (3-Storeys)" and "Golf Course", and from "Golf Course" to "Low-Density Apartments (3-Storeys)" and "Clustering at Single Family Density"
Rezoning 3375 - Morgan Creek Way from CD (By-law No. 12961) to RM-15 and RM-30
Amending CD By-law No. 13973 to include a portion of 3375 - Morgan Creek Way
Development Permit / Development Variance Permit
to allow for a lot line adjustment and the development of 46 townhouses and 51 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. a Bylaw be introduced to rezone Block A and Block B, as shown on the Survey Plan (Appendix IX) from "Comprehensive Development Zone (CD)" (By-law No. 12961) and "Comprehensive Development Zone (CD)" (By-law No. 13973), respectively, to "Multiple Residential (15) Zone (RM-15)" and to rezone Block C and Block D, as shown on the Survey Plan (Appendix IX) from "Comprehensive Development Zone (CD)" (By-law No. 12961) and "Comprehensive Development Zone (CD)" (By-law No. 13973), respectively, to "Multiple Residential (30) Zone (RM-30)";

2. a Bylaw be introduced to rezone Block E, as shown on the Survey Plan (Appendix IX) from "Comprehensive Development Zone (CD)" (By-law No. 12961) to "Comprehensive Development Zone (CD)" (By-law No. 13973), and to amend Comprehensive Development By-law No. 13973, by replacing the subdivision plan Schedule I with a new Schedule I (Appendix XI); and a date be set for Public Hearing.
3. Council authorize staff to draft Development Permit No. 7914-0255-00 generally in accordance with the attached drawings (Appendix II).
4. Council approve Development Variance Permit No. 7914-0255-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum side yard (south) setback of the RM-15 Zone from 7.5 metres (25 ft.) to:
 - 4 metres (13 ft.) for Building 8; and
 - 6 metres (20 ft.) for Building 15.
 - (b) to reduce the minimum rear yard (north) setback of the RM-15 Zone from 7.5 metres (25 ft.) to 4 metres (13 ft.) for Building 9;
 - (c) to reduce the minimum rear yard (west) setback of the RM-15 Zone from 7.5 metres (25 ft.) to 5 metres (16 ft.) for Building 15;
 - (d) to reduce the minimum side yard (north) setback of the RM-15 Zone from 7.5 metres (25 ft.) to 4 metres (13 ft.) for Building 16;
 - (e) to reduce the minimum side yard (east) setback of the RM-15 Zone from 7.5 metres (25 ft.) to 2.9 metres (9 ft.) for Building 16;
 - (f) to reduce the minimum side yard (west) setback of the RM-30 Zone from 7.5 metres (25 ft.) to 5 metres (16 ft.) for Apartment Building 2; and
 - (g) to reduce the minimum front yard (north) setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) to the building face and 3.6 metres (12 ft.) to the balcony posts for Apartment Building 2.
5. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;

- (d) submission of a landscaping plan to the specifications and satisfaction of the Planning and Development Department;
- (e) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
- (f) registration of a Section 219 Restrictive Covenant requiring fire sprinklers to NFPA standards and to release and indemnify the City from liability;
- (g) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture;
- (h) registration of a "no-build" Section 219 Restrictive Covenant along the west portion of the townhouse site, and to notify future owners of the risks associated with living adjacent to the golf course, and to indemnify the City in relation to this; and
- (i) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department.

6. Council pass a resolution to introduce new land use designation: "Low-Density Apartments (3-Storeys)" in the Rosemary Heights Central Neighbourhood Concept Plan; and to redesignate portions of the land from "Clustering at Single Family Density" to "Low-Density Apartments (3-Storeys)" and "Golf Course", and from "Golf Course" to "Low-Density Apartments (3-Storeys)" and "Clustering at Single Family Density".

RES.R17-646

Carried

It was Moved by Councillor Gill
 Seconded by Councillor Hayne
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2017, No. 19188" pass its first reading.

RES.R17-647

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, 2017, No. 19188" pass its second reading.

RES.R17-648

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, 2017, No. 19188" be held at the City Hall on April 3, 2017, at 7:00 p.m.

RES.R17-649 Carried

It was
 Moved by Councillor Gill
 Seconded by Councillor Hayne
 That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw 2013, No. 13973, Amendment Bylaw, 2017, No. 19189" pass its first reading.

RES.R17-650 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 2013, No. 13973, Amendment Bylaw, 2017, No. 19189" pass its second reading.

RES.R17-651 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 2013, No. 13973, Amendment Bylaw, 2017, No. 19189" be held at the City Hall on April 3, 2017, at 7:00 p.m.

RES.R17-652 Carried

C. ITEMS REFERRED BACK

RESIDENTIAL/INSTITUTIONAL

NEWTON

1. **7916-0145-00**
5690 - 144 Street
Mike Helle, Coastland Engineering and Surveying Ltd.
1074539 B.C. Ltd.
Director Information: **Satnam Singh Minhas, Sukhjinder Singh Sidhu**
No Officer Information Filed
 Rezoning from RH to RF and CD (based on RH-G)
to permit subdivision into three 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. Council receive Additional Planning Comments No. 7916-0145-00 as information; and
2. Council grant Third Reading to Rezoning Bylaw No. 19131.

RES.R17-653

Carried

Council requested clarification regarding the staff report which noted that with the next development they will finish 144 and what that would mean in terms of thru-road access request by members of the community.

Staff clarified that the intent is to finish both the dedication and sidewalks and to leave the bollards in place.

It was Moved by Councillor Gill
Seconded by Councillor Hayne
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2017, No. 19131" pass its third reading.

RES.R17-654

Carried

SOUTH SURREY

2. **7915-0046-00**
16774, 16746, 16668 - Edgewood Drive
16677 and 16645 - 21 Avenue
WSP Group / Edgewood Properties Inc.,
Sarabjit K. Sandhu, Chamkaur S. Sandhu
Split Rezoning By-law No. 18540 / Development Variance Permit
To address the completion of Development Application No. 7915-0046-00 and to allow front access driveways.

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 rescind Third Reading of Bylaw No. 18540 given by Resolution R15-1941.
2. Council split Bylaw No. 18540 into Bylaw Nos. 18540A and 18540B as shown on the Rezoning Block Plan (Appendix II) as follows:

(a) Bylaw No. 18540A consisting of Block A and Block B(1); and

(b) Bylaw No. 18540B consisting of Block B(2).

3. Council grant Third Reading to Bylaw Nos. 18540A and 18540B.

4. Council approve Development Variance Permit No. 7915-0046-01, to vary the Off-Street Parking requirement of the RF-10 Zone to permit front access driveway on proposed Lots 29 – 32, to proceed to Public Notification.

RES.R17-655

Carried

It was

Moved by Councillor Gill

Seconded by Councillor Hayne

That Council rescind third reading of "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18540" granted by Res. R15-1941 at the November 2, 2015 Regular Council – Public Hearing meeting.

RES.R17-656

Carried

It was

Moved by Councillor Gill

Seconded by Councillor Hayne

That Council split "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18540" into Bylaw No. 18540A and 18540B as described in Additional Planning Comments Report No. 7915-0046-00.

RES.R17-657

Carried

It was

Moved by Councillor Gill

Seconded by Councillor Hayne

That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18540A" pass its third reading, as amended.

RES.R17-658

Carried

It was

Moved by Councillor Gill

Seconded by Councillor Hayne

That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18540B" pass its third reading, as amended.

RES.R17-659

Carried

D. LAND USE CONTRACT TERMINATIONS

RESIDENTIAL/INSTITUTIONALSURREY CITY CENTRE/WHALLEY

1. **7916-0594-00**
9149, 9151, 9155, 9163, 9167 and 9169 – 132 Street
 Terminate Land Use Contract No. 164
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. 164 and a date be set for Public Hearing.

RES.R17-660 It was Moved by Councillor Gill
 Seconded by Councillor Hayne
 That "Surrey Land Use Contract No. 164,
 Termination Bylaw, 2017, No. 19162" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R17-661 It was Moved by Councillor Gill
 Seconded by Councillor Hayne
 That "Surrey Land Use Contract No. 164,
 Termination Bylaw, 2017, No. 19162" pass its second reading.
Carried

RES.R17-662 It was then Moved by Councillor Gill
 Seconded by Councillor Hayne
 That the Public Hearing on "Surrey Land Use
 Contract No. 164, Termination Bylaw, 2017, No. 19162" be held at the City Hall on
 Tuesday April 11, at 6:00 p.m.
Carried

2. **7916-0598-00**
Between 92 Avenue & 92B Avenue and 132A Street & 134 Street
 Terminate Land Use Contract No. 308
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. 308 and a date be set for Public Hearing.

RES.R17-663 It was Moved by Councillor Gill
 Seconded by Councillor Hayne
 That "Surrey Land Use Contract No. 308,
 Termination Bylaw, 2017, No. 19163" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R17-664 It was Moved by Councillor Gill
Seconded by Councillor Hayne
That "Surrey Land Use Contract No. 308,
Termination Bylaw, 2017, No. 19163" pass its second reading.
Carried

RES.R17-665 It was then Moved by Councillor Gill
Seconded by Councillor Hayne
That the Public Hearing on "Surrey Land Use
Contract No. 308, Termination Bylaw, 2017, No. 19163" be held at the City Hall on
Tuesday April 11, at 6:00 p.m.
Carried

3. **7916-0599-00**
92B Avenue between 132 Street & 133 Street
Terminate Land Use Contract No. 84
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. 84 and a date be set for Public Hearing.

RES.R17-666 It was Moved by Councillor Gill
Seconded by Councillor Hayne
That "Surrey Land Use Contract No. 84,
Termination Bylaw, 2017, No. 19164" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R17-667 It was Moved by Councillor Gill
Seconded by Councillor Hayne
That "Surrey Land Use Contract No. 84,
Termination Bylaw, 2017, No. 19164" pass its second reading.
Carried

RES.R17-668 It was then Moved by Councillor Gill
Seconded by Councillor Hayne
That the Public Hearing on "Surrey Land Use
Contract No. 84, Termination Bylaw, 2017, No. 19164" be held at the City Hall on Tuesday
April 11, at 6:00 p.m.
Carried

4. **7916-0600-00**
Between 92B Avenue & 95A Avenue and 132 Street & 133 Street
 Terminate Land Use Contract No. 155
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. 155 and a date be set for Public Hearing.

RES.R17-669 It was Moved by Councillor Gill
 Seconded by Councillor Hayne
 That "Surrey Land Use Contract No. 155,
 Termination Bylaw, 2017, No. 19165" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R17-670 It was Moved by Councillor Gill
 Seconded by Councillor Hayne
 That "Surrey Land Use Contract No. 155,
 Termination Bylaw, 2017, No. 19165" pass its second reading.
Carried

RES.R17-671 It was then Moved by Councillor Gill
 Seconded by Councillor Hayne
 That the Public Hearing on "Surrey Land Use
 Contract No. 155, Termination Bylaw, 2017, No. 19165" be held at the City Hall on
 Tuesday April 11, at 6:00 p.m.
Carried

5. **7916-0601-00**
Generally between Huntley Avenue and 96 Avenue and 130A Street and 132 Street
 Terminate Land Use Contract No. 170
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. 170 and a date be set for Public Hearing.

RES.R17-672 It was Moved by Councillor Gill
 Seconded by Councillor Hayne
 That "Surrey Land Use Contract No. 170,
 Termination Bylaw, 2017, No. 19166" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R17-673 It was Moved by Councillor Gill
Seconded by Councillor Hayne
That "Surrey Land Use Contract No. 170,
Termination Bylaw, 2017, No. 19166" pass its second reading.
Carried

RES.R17-674 It was then Moved by Councillor Gill
Seconded by Councillor Hayne
That the Public Hearing on "Surrey Land Use
Contract No. 170, Termination Bylaw, 2017, No. 19166" be held at the City Hall on
Tuesday April 11, at 6:00 p.m.
Carried

6. **7916-0602-00**
Between 95 Avenue & 96 Avenue and Oban Place
Terminate Land Use Contract No. 341
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. 341 and a date be set for Public Hearing.

RES.R17-675 It was Moved by Councillor Gill
Seconded by Councillor Hayne
That "Surrey Land Use Contract No. 341,
Termination Bylaw, 2017, No. 19167" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R17-676 It was Moved by Councillor Gill
Seconded by Councillor Hayne
That "Surrey Land Use Contract No. 341,
Termination Bylaw, 2017, No. 19167" pass its second reading.
Carried

RES.R17-677 It was then Moved by Councillor Gill
Seconded by Councillor Hayne
That the Public Hearing on "Surrey Land Use
Contract No. 341, Termination Bylaw, 2017, No. 19167" be held at the City Hall on
Tuesday April 11, at 6:00 p.m.
Carried

7. **7916-0605-00**
9399 & 9047- Wallace Crescent
 Terminate Land Use Contract No. 17
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. 17 and a date be set for Public Hearing.

RES.R17-678 It was Moved by Councillor Gill
 Seconded by Councillor Hayne
 That "Surrey Land Use Contract No. 17,
 Termination Bylaw, 2017, No. 19168" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R17-679 It was Moved by Councillor Gill
 Seconded by Councillor Hayne
 That "Surrey Land Use Contract No. 17,
 Termination Bylaw, 2017, No. 19168" pass its second reading.
Carried

RES.R17-680 It was then Moved by Councillor Gill
 Seconded by Councillor Hayne
 That the Public Hearing on "Surrey Land Use
 Contract No. 17, Termination Bylaw, 2017, No. 19168" be held at the City Hall on Tuesday
 April 11, at 6:00 p.m.
Carried

8. **7916-0606-00**
8909, 8921, 8829, 8839, 8867, 8879, 8889, 8899 - 128 Street;
12725 to 12781 Arran Place
 Terminate Land Use Contract No. 75
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. 75 and a date be set for Public Hearing.

RES.R17-681 It was Moved by Councillor Gill
 Seconded by Councillor Hayne
 That "Surrey Land Use Contract No. 75,
 Termination Bylaw, 2017, No. 19169" pass its first reading.
Carried

The said Bylaw was then read for the second time.

- RES.R17-682 It was Moved by Councillor Gill
Seconded by Councillor Hayne
That "Surrey Land Use Contract No. 75,
Termination Bylaw, 2017, No. 19169" pass its second reading.
Carried
- RES.R17-683 It was then Moved by Councillor Gill
Seconded by Councillor Hayne
That the Public Hearing on "Surrey Land Use
Contract No. 75, Termination Bylaw, 2017, No. 19169" be held at the City Hall on Tuesday
April 11, at 6:00 p.m.
Carried

9. **7916-0608-00**
12725, 12739 and 12747 - 88 Avenue
Terminate Land Use Contract No. 109
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. 109 and a date be set for Public Hearing.

- RES.R17-684 It was Moved by Councillor Gill
Seconded by Councillor Starchuk
That "Surrey Land Use Contract No. 109,
Termination Bylaw, 2017, No. 19170" pass its first reading.
Carried

The said Bylaw was then read for the second time.

- RES.R17-685 It was Moved by Councillor Gill
Seconded by Councillor Starchuk
That "Surrey Land Use Contract No. 109,
Termination Bylaw, 2017, No. 19170" pass its second reading.
Carried
- RES.R17-686 It was then Moved by Councillor Gill
Seconded by Councillor Starchuk
That the Public Hearing on "Surrey Land Use
Contract No. 109, Termination Bylaw, 2017, No. 19170" be held at the City Hall on
Tuesday April 11, at 6:00 p.m.
Carried

10. **7916-0609-00**
9148, 9155 & 9156 - 125A Street; 12534 to 12566 - 91A Avenue
 Terminate Land Use Contract No. 525
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. 525 and a date be set for Public Hearing.

RES.R17-687 It was Moved by Councillor Gill
 Seconded by Councillor Hayne
 That "Surrey Land Use Contract No. 525,
 Termination Bylaw, 2017, No. 19171" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R17-688 It was Moved by Councillor Gill
 Seconded by Councillor Hayne
 That "Surrey Land Use Contract No. 525,
 Termination Bylaw, 2017, No. 19171" pass its second reading.
Carried

RES.R17-689 It was then Moved by Councillor Gill
 Seconded by Councillor Hayne
 That the Public Hearing on "Surrey Land Use
 Contract No. 525, Termination Bylaw, 2017, No. 19171" be held at the City Hall on
 Tuesday April 11, at 6:00 p.m.
Carried

11. **7916-0610-00**
9163 to 9188 - 125A Street; 9165, 9173, 9181 & 9189 - 126 Street
 Terminate Land Use Contract No. 478
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. 478 and a date be set for Public Hearing.

RES.R17-690 It was Moved by Councillor Gill
 Seconded by Councillor Hayne
 That "Surrey Land Use Contract No. 478,
 Termination Bylaw, 2017, No. 19172" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R17-691 It was Moved by Councillor Gill
 Seconded by Councillor Hayne
 That "Surrey Land Use Contract No. 478,
 Termination Bylaw, 2017, No. 19172" pass its second reading.
Carried

RES.R17-692 It was then Moved by Councillor Gill
 Seconded by Councillor Hayne
 That the Public Hearing on "Surrey Land Use
 Contract No. 478, Termination Bylaw, 2017, No. 19172" be held at the City Hall on
 Tuesday April 11, at 6:00 p.m.
Carried

12. **7916-0611-00**
92 Avenue at 126 Street
 Terminate Land Use Contract No. 106
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. 106 and a date be set for Public Hearing.

RES.R17-693 It was Moved by Councillor Gill
 Seconded by Councillor Hayne
 That "Surrey Land Use Contract No. 106,
 Termination Bylaw, 2017, No. 19173" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R17-694 It was Moved by Councillor Gill
 Seconded by Councillor Hayne
 That "Surrey Land Use Contract No. 106,
 Termination Bylaw, 2017, No. 19173" pass its second reading.
Carried

RES.R17-695 It was then Moved by Councillor Gill
 Seconded by Councillor Hayne
 That the Public Hearing on "Surrey Land Use
 Contract No. 106, Termination Bylaw, 2017, No. 19173" be held at the City Hall on
 Tuesday April 11, at 6:00 p.m.
Carried

13. **7916-0612-00**
9352, 9360 & 9366 - 125 Street
 Terminate Land Use Contract No. 209
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. 209 and a date be set for Public Hearing.

RES.R17-696 It was Moved by Councillor Gill
 Seconded by Councillor Hayne
 That "Surrey Land Use Contract No. 209,
 Termination Bylaw, 2017, No. 19174" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R17-697 It was Moved by Councillor Gill
 Seconded by Councillor Hayne
 That "Surrey Land Use Contract No. 209,
 Termination Bylaw, 2017, No. 19174" pass its second reading.
Carried

RES.R17-698 It was then Moved by Councillor Gill
 Seconded by Councillor Hayne
 That the Public Hearing on "Surrey Land Use
 Contract No. 209, Termination Bylaw, 2017, No. 19174" be held at the City Hall on
 Tuesday April 11, at 6:00 p.m.
Carried

14. **7916-0624-00**
12655, 12665, and 12675 - 88 Avenue; 12656 to 12676 - 88A Avenue
8810 to 8890 - 127 Street; 12719 - 127 Street
 Terminate Land Use Contract No. 29
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. 29 and a date be set for Public Hearing.

RES.R17-699 It was Moved by Councillor Gill
 Seconded by Councillor Hayne
 That "Surrey Land Use Contract No. 29,
 Termination Bylaw, 2017, No. 19175" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R17-700 It was Moved by Councillor Gill
Seconded by Councillor Hayne
That "Surrey Land Use Contract No. 29,
Termination Bylaw, 2017, No. 19175" pass its second reading.
Carried

RES.R17-701 It was then Moved by Councillor Gill
Seconded by Councillor Hayne
That the Public Hearing on "Surrey Land Use
Contract No. 29, Termination Bylaw, 2017, No. 19175" be held at the City Hall on Tuesday
April 11, at 6:00 p.m.
Carried

15. **7916-0625-00**
West of 128 Street from 89 Avenue to 94 Avenue
Terminate Land Use Contract No. 36
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. 36 and a date be set for Public Hearing.

RES.R17-702 It was Moved by Councillor Gill
Seconded by Councillor Hayne
That "Surrey Land Use Contract No. 36,
Termination Bylaw, 2017, No. 19176" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R17-703 It was Moved by Councillor Gill
Seconded by Councillor Hayne
That "Surrey Land Use Contract No. 36,
Termination Bylaw, 2017, No. 19176" pass its second reading.
Carried

RES.R17-704 It was then Moved by Councillor Gill
Seconded by Councillor Hayne
That the Public Hearing on "Surrey Land Use
Contract No. 36, Termination Bylaw, 2017, No. 19176" be held at the City Hall on Tuesday
April 11, at 6:00 p.m.
Carried

16. **7916-0627-00**
9321 - 127 Street; 12685 and 12669 - 93 Avenue
 Terminate Land Use Contract No. 455
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. 455 and a date be set for Public Hearing.

RES.R17-705 It was Moved by Councillor Gill
 Seconded by Councillor Hayne
 That "Surrey Land Use Contract No. 455,
 Termination Bylaw, 2017, No. 19177" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R17-706 It was Moved by Councillor Gill
 Seconded by Councillor Hayne
 That "Surrey Land Use Contract No. 455,
 Termination Bylaw, 2017, No. 19177" pass its second reading.
Carried

RES.R17-707 It was then Moved by Councillor Gill
 Seconded by Councillor Hayne
 That the Public Hearing on "Surrey Land Use
 Contract No. 455, Termination Bylaw, 2017, No. 19177" be held at the City Hall on
 Tuesday April 11, at 6:00 p.m.
Carried

17. **7916-0628-00**
Between 126A Street and 127 Street, north and south of 95 Avenue
 Terminate Land Use Contract No. 501
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. 501 and a date be set for Public Hearing.

RES.R17-708 It was Moved by Councillor Gill
 Seconded by Councillor Hayne
 That "Surrey Land Use Contract No. 501,
 Termination Bylaw, 2017, No. 19178" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R17-709 It was Moved by Councillor Gill
Seconded by Councillor Hayne
That "Surrey Land Use Contract No. 501,
Termination Bylaw, 2017, No. 19178" pass its second reading.
Carried

RES.R17-710 It was then Moved by Councillor Gill
Seconded by Councillor Hayne
That the Public Hearing on "Surrey Land Use
Contract No. 501, Termination Bylaw, 2017, No. 19178" be held at the City Hall on
Tuesday April 11, at 6:00 p.m.
Carried

- 18. 7916-0629-00**
9533 and 9543 - 127 Street
Terminate Land Use Contract No. 113
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. 113 and a date be set for Public Hearing.

RES.R17-711 It was Moved by Councillor Gill
Seconded by Councillor Hayne
That "Surrey Land Use Contract No. 113,
Termination Bylaw, 2017, No. 19179" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R17-712 It was Moved by Councillor Gill
Seconded by Councillor Hayne
That "Surrey Land Use Contract No. 113,
Termination Bylaw, 2017, No. 19179" pass its second reading.
Carried

RES.R17-713 It was then Moved by Councillor Gill
Seconded by Councillor Hayne
That the Public Hearing on "Surrey Land Use
Contract No. 113, Termination Bylaw, 2017, No. 19179" be held at the City Hall on Tuesday
April 11, at 6:00 p.m.
Carried

RES.R17-714 It was Moved by Councillor Gill
Seconded by Councillor Hayne
That the Public Hearing for Land Use Contract
Termination Bylaws that have been set for Tuesday, April 11, 2017 are to be delegated to the
Acting Mayor.
Carried

E. CORPORATE REPORTS

The Corporate Reports under date of March 6, 2017 were considered and dealt with as follows:

Item No. L001 Update on Pilot Program for Use of Surety Bonds as Alternate Form of Security for Servicing Agreements
File: 5250-01; 7914-0348-01; 7915-0130-01

The General Manager, Engineering, Acting General Manager, Finance and Technology and the City Solicitor submitted a report to seek Council's approval to change the acceptable Surety companies' rating from A+ to A, to change the number of eligible projects and to vary the definition of "Bond" in the Surrey Subdivision and Development By-law, 1986, No. 8830, as amended, to include the use of a Surety Bond for the noted development projects.

The General Manager, Engineering, Acting General Manager, Finance and Technology and the City Solicitor were recommending approval of the recommendations outlined in the report.

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

1. Approve the change of acceptable Surety companies from a minimum of A+ level to a minimum of A level from A.M. Best Rating Services;
2. Approve the change in the maximum number from three to five for land development projects eligible to participate in the pilot program on a first-in-first-selected basis for the use of a Surety Bond when the Developers have been qualified by an acceptable Surety company;
3. Approve the Development Variance Permit No. 7914-0348-01 (Appendix "I") to vary the definition of "Bond" in the Surrey Subdivision and Development By-law, 1986, No. 8830, as amended, to include the use of a Surety Bond for Servicing Agreement No. 7814-0348-00 and to proceed to Public Notification; and
4. Approve the Development Variance Permit No. 7915-0130-01 (Appendix "II") to vary the definition of "Bond" in the Surrey Subdivision and Development By-law, 1986, No. 8830, as amended, to include the use of a Surety Bond for Servicing Agreement No. 7815-0130-00 and to proceed to Public Notification.

RES.R17-715

Carried

F. CORRESPONDENCE**G. NOTICE OF MOTION**

H. BYLAWS AND PERMITS

BYLAWS

1. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18623"
7911-0097-00 – Dhama and Manjeet Sahota
c/o H.Y. Engineering Ltd. (Lori Joyce)
RA to RF-12 - 10555 – 160 Street - to subdivide with a portion of an adjoining RF-12 lot
into 6 small single family lots and 1 lot for riparian protection purposes.

Approved by Council: December 14, 2015

It was Moved by Councillor Gill
Seconded by Councillor Starchuk
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2015, No. 18623" be finally adopted, signed by the Mayor and Clerk,
and sealed with the Corporate Seal.

RES.R17-716

Carried

2. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18539"
7914-0202-00 - Mohinder and Kulwinder Johal
c/o Mainland Engineering Consultants Corporation (Rajeev Mangla)
RF to CD - Portion of 15463 – 91 Avenue - to subdivide into 2 single family lots and retain
an existing house.

Approved by Council: October 20, 2015

It was Moved by Councillor Gill
Seconded by Councillor Starchuk
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2015, No. 18539" be finally adopted, signed by the Mayor and Clerk,
and sealed with the Corporate Seal.

RES.R17-717

Carried

3. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18726"
7915-0313-00 – Charnjit and Gurpreet Grewal
c/o Coastland Engineering & Surveying Ltd. (Mike Helle)
RA to RH – 15555 – 38A Avenue - to subdivide into 2 single family residential lots.

Approved by Council: May 2, 2016

- * Planning and Development advise (see memorandum dated March 1, 2017 in back-up)
that it is in order for Council to pass a resolution amending the Rosemary Heights
Central Neighbourhood Concept Plan to redesignate the site form "Suburban One Acre
Residential" to "Suburban Half Acre Residential".

It was Moved by Councillor Gill
 Seconded by Councillor Hayne
 That Council amend the Rosemary Heights
 Central Neighbourhood Concept Plan to redesignate the site from "Suburban One Acre
 Residential" to "Suburban Half Acre Residential".

RES.R17-718 Carried

It was Moved by Councillor Gill
 Seconded by Councillor Hayne
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2016, No. 18726" be finally adopted, signed by the Mayor and Clerk,
 and sealed with the Corporate Seal.

RES.R17-719 Carried

4. "Surrey Land Use Contract No. 85, Authorization Bylaw, 1974, No. 4371, Partial Discharge
 Bylaw, 2016, No. 18704"
 7915-0202-00 – Saurabh Sethi and Anjali Sharma
 To discharge Land Use Contract No. 85 - 17460 – 61A Avenue - from the property to
 allow the underlying Single Family Residential Zone (RF) to come into effect.

Approved by Council: April 11, 2016

It was Moved by Councillor Gill
 Seconded by Councillor Hayne
 That "Surrey Land Use Contract No. 85,
 Authorization Bylaw, 1974, No. 4371, Partial Discharge Bylaw, 2016, No. 18704" be finally
 adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R17-720 Carried

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18705"
 RF to CD – 17460 – 61A Avenue - to permit a child care centre within a single family
 dwelling, for a maximum of 20 children.

Approved by Council: April 11, 2016

- * Planning and Development advise (see memorandum dated February 28, 2017 in
 back-up) that a minor modification is required to the Yards and Setback section of
 Bylaw No. 18705. It does not affect use or density and therefore does not require a
 further Public Hearing.

It was Moved by Councillor Gill
 Seconded by Councillor Hayne
 That Council rescind third reading of "Surrey
 Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18705" granted by
 Res.R16-886 at the May 9, 2016 Regular Council – Public Hearing meeting.

RES.R17-721 Carried

RES.R17-722
 It was Moved by Councillor Gill
 Seconded by Councillor Hayne
 That Council amend Section F of "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18705" by deleting "7.5 metres (25 ft.)" for the Front Yard, Principal Building setback and replacing with "7.0 metres (23 ft.)"
Carried

RES.R17-723
 It was Moved by Councillor Gill
 Seconded by Councillor Hayne
 That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18705" pass its third reading, as amended.
Carried

RES.R17-724
 It was Moved by Councillor Gill
 Seconded by Councillor Hayne
 That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18705" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.
Carried

BYLAWS WITH PERMITS

- 5. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2015, No. 18468"
 7914-0011-00 – Guildford Golf & Country Ltd.
 c/o Infinity Properties (Guildford) Ltd. (Alison Davies)
 To authorize the redesignation of portions of 7929, 8009 and 8055 – 152 Street and portions of 80 Avenue from Suburban (SUB) to Urban (URB).

Note: Change in agent

Approved by Council: June 15, 2015

RES.R17-725
 It was Moved by Councillor Gill
 Seconded by Councillor Starchuk
 That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2015, No. 18468" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.
Carried

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18469"
 A-1 and CPG to RM-15 and A1-1 - 8009, 8055 and a portion of 7929 – 152 Street, Portion of 80 Avenue - to permit the development of approximately 59 townhouse units and 2 "hooked" parcels to be dedicated for riparian protection

Approved by Council: June 15, 2015

It was Moved by Councillor Gill
 Seconded by Councillor Starchuk
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2015, No. 18469" be finally adopted, signed by the Mayor and Clerk,
 and sealed with the Corporate Seal.

RES.R17-726 Carried

Development Variance Permit No. 7914-0011-00

8009, 8027, 8055 and a portion of 7929 – 152 Street, Portion of 80 Avenue
 To reduce the minimum front, rear, east and west side yard setbacks in order to allow
 dedication for riparian protection.

Supported by Council: December 19, 2016

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

- (a) In the table in Section B.1 of Part 7A "Streamside Protection", the minimum distance for a "Natural Class A Stream" is reduced from 30 metres (98 ft.) measured from top-of-bank to varying distances ranging from 2.0 metres (6.5 ft.) to 20 metres (66 ft.) measured from the high water mark for proposed Lot 1, attached hereto as Schedule A.
- (b) In Section F of Part 21 "Multiple Residential 15 Zone (RM-15)" the minimum front, rear, and side yard setbacks are reduced from 7.5 metres (25 ft.) to varying distances ranging from 0.5 metre (1.5 ft.) to 7.0 metres (23 ft.) as illustrated on the plan attached hereto as Schedule B.

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

It was Moved by Councillor Gill
 Seconded by Councillor Starchuk
 That Development Variance Permit No.
 7914-0011-00 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.R17-727 Carried

Development Permit No. 7914-0011-00

8009, 8027, 8055 and 7929 – 152 Street
 To permit the development of a 55-unit townhouse development.

Supported by Council: June 15, 2015

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

It was Moved by Councillor Gill
 Seconded by Councillor Starchuk
 That the Mayor and Clerk be authorized to
 execute Development Permit No. 7914-0011-00 .
 RES.R17-728 Carried

6. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18738"
 7914-0018-00 – 1011534 B.C. Ltd. (Director Information: Parkash Raj Kochhar, Amandeep
 Singh Rai and Shaminder Singh Sanhu)
 c/o H.Y. Engineering Ltd. (Lori Joyce)
 RA & CD (By-law No. 14410) to RF-12 – 3561 - 149A Street and 3591 - 150 Street –
 to subdivide into approximately 29 single family small lots

Note: Change in ownership

Approved by Council: May 16, 2016

- * Planning and Development advise (see memorandum dated March 1, 2017 in back-up)
 that it is in order for Council to pass a resolution amending the Rosemary Heights West
 Land Use Plan to redesignate a portion of the site from "Cluster Housing" and
 "Townhouse" to "Single Family Small Lots" and "Preservation Area/Open Space".

It was Moved by Councillor Gill
 Seconded by Councillor Hayne
 That Council amend the Rosemary Heights West
 Land Use Plan to redesignate a portion of the site from "Cluster Housing" and
 "Townhouse" to "Single Family Small Lots" and "Preservation Area/Open Space".
 RES.R17-729 Carried

It was Moved by Councillor Gill
 Seconded by Councillor Hayne
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2016, No. 18738" be finally adopted, signed by the Mayor and Clerk,
 and sealed with the Corporate Seal.
 RES.R17-730 Carried

Development Variance Permit No. 7914-0018-00

3561 – 149A Street and 3591 – 150 Street

To reduce the minimum rear yard setback for decks and stairs on proposed lots 1-14 and
 increase the maximum area of the second storey from 80% to 85% on lots 3, 4, 5 and 12.

Supported by Council: June 13, 2016

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

- (a) In Section F of Part 17A Single Family Residential (12) Zone the minimum rear
 yard setback is decreased from 7.5 m (25 ft.) to 6.0m (20 ft.) for decks and stairs
 only, for Lots 1-14.

- (b) In Section D of Part 17A Single Family Residential (12) Zone, sub-section 2. (b) ii. is varied to allow the maximum floor area of a second storey of the principal building to be 85% of the floor area of the first storey, including attached garage and that portion of any porch or veranda at the front that is covered by a sloped roof, for Lots 3, 4, 5, and 12.

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

It was Moved by Councillor Gill
Seconded by Councillor Starchuk
That Development Variance Permit

No. 7914-0018-00 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.R17-731

Carried

Development Permit No. 7914-0018-00

3561 – 149A Street and 3591 – 150 Street
To allow subdivision into 29 single family lots.

Supported by Council: May 16, 2016

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

It was Moved by Councillor Gill
Seconded by Councillor Starchuk
That the Mayor and Clerk be authorized to

execute Development Permit No. 7914-0018-00 .

RES.R17-732

Carried

PERMIT APPROVALS

7. Development Variance Permit No. 7917-0024-00

Ying Chen c/o Qi Heng (Steven) Zhang
13675 – 27 Avenue

To reduce the minimum setback distance for a "Natural Class B Stream" in order permit construction of a proposed new single family dwelling and driveway.

Supported by Council: February 20, 2017

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

- (a) In the table in Section B.1 of Part 7a "Streamside Protection", minimum distance from top of bank for a "Natural Class B Stream" is reduced from 15 metres (50 ft.) to not less than 3 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 Starchuk
 That Development Variance Permit No. 7917-0024-00 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.
Carried
 with Councillor Woods opposed

RES.R17-733

Development Permit No. 7917-0024-00

13675 - 27 Avenue

To permit the construction of a single family dwelling.

Supported by Council: February 6, 2017

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

It was Moved by Councillor Gill
 Seconded by Councillor Starchuk
 That the Mayor and Clerk be authorized to execute Development Permit No. 7917-0024-00 .
Carried
 with Councillor Woods opposed

RES.R17-734

BYLAWS WITH PERMITS (continued)

8. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2015, No. 18613"
 7915-0228-00 - Streetside (Tynehead) Ltd.
 c/o StreetSide Developments (B.C.) Ltd. (Sarah Bingham)
 To authorize the redesignation of 9716, 9746 and 9768 - 161A Street, 9666, 9678, 9697, 9702, 9722, 9725, 9734, 9745, 9763 and 9774 - 162A Street and a portion of 9676 - 161A Street from Urban (URB) to Multiple Residential (RM).

Note: Change in ownership and agent

Approved by Council: November 30, 2015

- * At the December 14, 2015 Regular Council – Public Hearing, Council requested staff to provide comments received from Metro Vancouver prior to final adoption. Planning and Development advise (see memorandum dated March 2, 2017 in back up) that in accordance with Council's directive, staff have attached comments received from Metro Vancouver.

It was Moved by Councillor Gill
 Seconded by Councillor Hayne
 That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2015, No. 18613" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R17-735

Carried

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18614"
 RA to RM-30, RF and RF-12 – 9662, 9676, 9716, 9746 and 9768 – 161A Street, 9666, 9678, 9697, 9702, 9722, 9725, 9734, 9745, 9763 and 9774 – 162A Street, Portion of 162A Street - to develop 302 townhouse units, 8 single family lots and 2 single family small lots.

Approved by Council: November 30, 2015

It was Moved by Councillor Gill
 Seconded by Councillor Hayne
 That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18614" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R17-736

Carried

Development Variance Permit No. 7915-0228-00

9662, 9676, 9716, 9746 and 9768 – 161A Street, 9666, 9678, 9697, 9702, 9722, 9725, 9734, 9745, 9763 and 9774 – 162A Street

To reduce setbacks, vary the maximum number of stair risers and permit 15 visitor parking stalls to be located within the setback area adjacent to Mitchell Greenway.

Supported by Council: December 14, 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, rear, and side yard setbacks are reduced from 7.5 metres (25 ft.) to varying distances ranging from 3.5 metres (11 ft.) to 6.9 metres (22 ft.) as illustrated on the plan attached hereto as Schedule A.
- (b) In Section E.17 of Part 4 "General Provisions" the number of risers permitted within the setback area is varied from 3-8 risers as illustrated on the plan attached hereto as Schedule A.
- (c) In Section H of Part 22 "Multiple Residential 30 Zone (RM-30)" a maximum of 15 parking spaces are permitted within the setback area.

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

It was Moved by Councillor Gill
 Seconded by Councillor Hayne
 That Development Variance Permit
 No. 7915-0228-00 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.R17-737 Carried

Development Permit No. 7915-0228-00

9676, 9716, 9746 and 9768 – 161A Street, 9666, 9678, 9697, 9702, 9722, 9725, 9734, 9745, 9763 and 9774 – 162A Street

To permit the development of 302 townhouse units, 8 single family lots, and 2 single family small lots.

Supported by Council: November 30, 2015

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

It was Moved by Councillor Gill
 Seconded by Councillor Hayne
 That the Mayor and Clerk be authorized to
 execute Development Permit No. 7915-0228-00.

RES.R17-738 Carried

- 9. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18522" 7913-0164-00 – 1066182 B.C. Ltd. (Director Information: Sarbjit Singh Tagger) c/o Hub Engineering Inc. (Mike Kompter) RA to RF-SD and RM-23 – 14021 and 14047 – 60 Avenue - to develop 10 duplexes and 6 row houses, for a total of 26 units.

Note: Change in ownership

Approved by Council: September 14, 2015

It was Moved by Councillor Gill
 Seconded by Councillor Starchuk
 That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18522" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R17-739 Carried

Development Permit No. 7913-0164-00

14021 and 14047 – 60 Avenue

To permit the development of 10 duplexes and 6 row houses for a total of 26 residential units.

Supported by Council: September 14, 2015

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

It was

Moved by Councillor Gill

Seconded by Councillor Starchuk

That Development Variance Permit No.

7913-0164-00 be approved; that the Mayor and Clerk be authorized to sign the Permit; and that Council authorize the transfer of the Permit to the heirs, administrators, executors, successors, and assigns of the title of the land within the terms of the Permit.

RES.R17-740

Carried

10. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18615"
7914-0293-00 -1056752 B.C. Ltd. (Director Information: Hardev Singh Grewal)
c/o Citiwest Consulting Ltd. (Roger Jawanda)
RF to RF-12 - Portion of 7955 – 140 Street - to subdivide into 7 single family lots.

Note: Change in ownership

Approved by Council: November 30, 2015

- * At the December 14, 2015 Regular Council – Public Hearing, Council requested staff to work with the Applicant and third-party vendors to explore alternative servicing arrangement to achieve additional tree retention. Planning and Development advise (see memorandum dated March 2, 2017 in back up) that staff have worked with the applicant to revise the servicing design, which has resulted in the retention of an additional 5 trees. Staff are in receipt of a revised arborist report that is pending final approval and must be accepted by the Planning and Development Department prior to final subdivision plan signing.

It was

Moved by Councillor Gill

Seconded by Councillor Starchuk

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

Amendment Bylaw, 2015, No. 18615" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R17-741

Carried

Development Variance Permit No. 7914-0293-00

7955 - 140 Street

To vary setbacks on proposed lot 1 in order to retain trees.

Supported by Council: December 14, 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 the *Principal Building* is reduced from 7.5 metres (25 ft.) to 5.0 metres (16 ft.) on proposed Lot 1;
- (b) In Section F. Yards and Setbacks of Part 16 Single Family Residential Zone (RF), the minimum *Rear Yard setback* for the *Principal Building* is reduced from 7.5 metres (25 ft.) to 5.5 metres (18 ft.) on proposed Lot 1;
- (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.) for the south-east side yard on proposed Lot 1; and
- (d) In Section F. Yards and Setbacks of Part 16 Single Family Residential Zone (RF), the minimum *Side Yard setback* for *Principal Building* is increased from 1.8 metres (6 ft.) to 6.5 metres (21 ft.) for the west side yard on proposed Lot 1.

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

It was

Moved by Councillor Gill

Seconded by Councillor Starchuk

That Development Variance Permit

No. 7914-0293-00 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.R17-742

Carried**I. CLERKS REPORT**

J. OTHER BUSINESS

K. ADJOURNMENT

It was

Moved by Councillor Gill
Seconded by Councillor Starchuk
That the March 6, 2017 Regular Council - Land

Use meeting be adjourned.

RES.R17-743

Carried

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

Certified correct:



Jane Sullivan, City Clerk



Councillor Woods, Acting Mayor