

**Present:**

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

**Absent:**

Councillor Martin

**Staff Present:**

City Clerk  
City Manager  
City Solicitor  
General Manager, Engineering  
General Manager, Finance & Technology  
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. **7914-0221-00**  
**17677 - James Hill Drive; 17676 - James Hill Drive**  
**Babu Kadiyala, Berezan Management Ltd. / 0794275 B.C. Ltd.**  
**Director Information: Ralph Berezan**  
**No Officer Information Filed as at June 14, 2016**  
Development Permit  
*to permit the development of five industrial buildings and associated storage yards.*

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

It was

Moved by Councillor Gill  
Seconded by Councillor Villeneuve  
That:

1. Council authorize staff to draft Development Permit No. 7914-0221-00 generally in accordance with the attached drawings (Appendix II);
2. Council instruct staff to resolve the following issues prior to approval:
  - (a) final approval from the Ministry of Transportation & Infrastructure;

- (b) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
- (c) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
- (d) submission of a habitat area planting plan for the Class A/O ditch along the west property line; and
- (e) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department.

RES.R17-809

CarriedFLEETWOOD/GUILDFORD

2. **7916-0417-00**  
**14476 - 104 Avenue**  
**Andrea Scott, Lovick Scott Architects Ltd.**  
**McDonald's Restaurants of Canada Limited**  
 Development Permit  
*to permit renovations to an existing drive-through restaurant (McDonald's) in Guildford.*

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

It was

Moved by Councillor Gill

Seconded by Councillor Villeneuve

That:

- 1. Council approve the applicant's request to vary the Sign By-law as described in Appendix II.
- 2. Council approve Development Permit No. 7916-0417-00 including a comprehensive sign design package and authorize the Mayor and Clerk to execute the Permit.

RES.R17-810

CarriedNEWTON

3. **7916-0397-00**  
**15055 - 54A Avenue**  
**Joseph M. Minten, JM Architecture Inc. / 54A Avenue Holdings Ltd.**  
 Development Permit  
*to allow façade changes to existing buildings on site.*

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

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

1. Council authorize staff to draft Development Permit No. 7916-0397-00 generally in accordance with the attached drawings (Appendix II).
2. Council instruct staff to resolve the following issues prior to final approval:
  - (a) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department; and
  - (b) registration of a restrictive covenant to prohibit increasing the floor area of the buildings beyond what is shown in Development Permit No. 7916-0397-00, including the addition of future mezzanine space, unless the required number of parking stalls are provided in accordance with Surrey Zoning Bylaw, 1993, No. 12000, as amended.
  - (c) Approval from the Ministry of Transportation and Infrastructure.

RES.R17-811

Carried

4. **7917-0129-00**  
**6235 - 136 Street**  
**Cliff Raps / Johal Properties Limited**  
Development Variance Permit  
*to vary the minimum 400 metre (1,300 ft.) separation requirement between small-scale drug stores.*

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

It was Moved by Councillor Gill  
Seconded by Councillor Villeneuve  
That Council approve Development Variance Permit No. 7917-0129-00, to vary Section E.28 of Part 4, General Provisions, reducing the minimum separation distance from the lot line between drug stores, small-scale drug stores or methadone dispensaries from 400 metres (1,300 ft.) to 90 metres (295 ft.) to permit a small-scale drug store, to proceed to Public Notification.

RES.R17-812

Carried

SOUTH SURREY

5. **7917-0088-00**  
**18795 - 24 Avenue**  
**John E. Kristianson, CTA Design Group / Aman Enterprises 1989 Ltd.**  
 Development Variance Permit  
*to reduce the required parking for a proposed 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 Villeneuve  
That Council approve Development Variance

Permit No. 7917-0088-00, to vary Part 5 "Off Street Parking and Loading/Unloading" of Zoning By-law to allow office uses that are ancillary to Light Impact Industrial Uses to be calculated at a rate of 1 parking space per 100 square metres (1,075 sq. ft.) of gross floor area, to proceed to Public Notification.

RES.R17-813

Carried

6. **7917-0109-00**  
**2290 - 152 Street**  
**Lynda Van de Putte, Alpha Neon (2012) Ltd. / White Rock (Pacific No. 8)**  
**Branch Of The Royal Canadian Legion**  
 Development Variance Permit  
*to permit the construction of a projecting sign.*

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

It was Moved by Councillor Gill  
Seconded by Councillor Villeneuve  
That Council approve Development Variance

Permit No. 7917-0109-00, varying the provision of Surrey Sign By-law to permit a projecting sign in Part 7 "Signs in Institutional Zones" to the sign specifications shown in Schedule A, to proceed to Public Notification.

RES.R17-814

Carried

7. **7916-0703-00**  
**3810 - 168 Street**  
**Nav Sekhon, Himmat Sekhon Blueberry Growers Ltd. / Yu Y Chiu**  
 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 Starchuk  
 That Council refer the application to the  
 Agricultural Land Commission (ALC).  
 RES.R17-815 Carried

Council noted that the City of Surrey Agriculture & Food Security Advisory Committee (AFSAC) was supportive, but recommended referral of Application No. 7916-0703-00 to the ALC to make the final determination.

Staff clarified that it is at Council's discretion as to how information is forwarded to the ALC; during the ALC review process, they can provide direction regarding the size of dwelling relative to the size of the property.

## RESIDENTIAL/INSTITUTIONAL

### FLEETWOOD/GUILDFORD

8. **7916-0670-00**  
**11159 - 157B Street**  
**Royan Barryman / Lovepreet S Sandhu, Jagveer S Sandhu**  
 Rezoning from RA to RF  
*to allow subdivision into two (2) single family lots.*

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

It was Moved by Councillor Gill  
 Seconded by Councillor Villeneuve  
 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 replacement trees on the site, to the satisfaction of the Planning and Development Department;
- (e) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;
- (f) demolition of existing dwelling to the satisfaction of the Planning and Development Department; and
- (g) registration of a Section 219 Restrictive Covenant for a minimum north side yard setback of 2.4 metres (8 ft.) for the main floor and 3.6 metres (12 ft.) for the second floor on proposed Lot 1.

RES.R17-816

Carried

It was Moved by Councillor Gill  
 Seconded by Councillor Villeneuve  
 That "Surrey Zoning Bylaw, 1993, No. 12000,  
 Amendment Bylaw, 2017, No. 19202" pass its first reading.

RES.R17-817

Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Gill  
 Seconded by Councillor Villeneuve  
 That "Surrey Zoning Bylaw, 1993, No. 12000,  
 Amendment Bylaw, 2017, No. 19202" pass its second reading.

RES.R17-818

Carried

It was then Moved by Councillor Gill  
 Seconded by Councillor Villeneuve  
 That the Public Hearing on "Surrey Zoning  
 Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19202" be held at the City  
 Hall on April 24, 2017, at 7:00 p.m.

RES.R17-819

Carried

9. **7915-0141-00**  
**10219 - 176 Street**  
**Anya Paskovic, Aplin & Martin Consultants Ltd. / His Grace Holdings Inc.**  
 Development Permit / Development Variance Permit  
*to reduce the minimum streamside protection setback to enable a 5-lot suburban residential subdivision to proceed.*

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

It was

Moved by Councillor Gill  
 Seconded by Councillor Villeneuve  
 That:

1. Council authorize staff to draft Development Permit No. 7915-0141-00 for Hazard Land – Steep Slopes.
2. Council approve Development Variance Permit No. 7915-0141-00, to reduce the minimum setback from top-of-bank of a Natural Class B Stream in Part 7A of Zoning By-law from 15 metres (50 ft.) to a minimum of 12 metres (39 ft.), to proceed to Public Notification.
3. Council instruct staff to resolve the following issue (in addition to issues identified in the Initial Planning Report) prior to approval:
  - (a) registration of Section 219 Restrictive Covenant to ensure the site grading and construction of dwellings complies with the approved site plan and recommendations of the geotechnical report.

RES.R17-820

Carried

### NEWTON

10. **7916-0142-00**  
**14061 - 64 Avenue**  
**Pawan Gill, Terra-Nobis Consulting Inc. / Lakhbir S Gosal, Kulwinder K Gosal**  
 Rezoning from RA to CD and RF-13 / Development Variance Permit  
*to allow subdivision into 3 single family lots.*

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

It was

Moved by Councillor Gill  
 Seconded by Councillor Villeneuve  
 That:

1. a Bylaw be introduced to rezone a portion of the subject site from "One-Acre Residential Zone (RA)" to "Single Family Residential (13) Zone" (RF-13), shown as Block A on the attached survey plan (Appendix I) and to rezone a portion of the subject site from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)" shown as Block B on the attached survey plan, and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7916-0142-00, to reduce the minimum lot depth of the Type I interior lot of the RF-13 Zone from 28 metres (92 ft.) to 26 metres (85 ft.) for proposed Lots 2 and 3, to proceed to Public Notification.

- 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 Section 219 Restrictive Covenant for the purpose of tree protection;
  - (f) the applicant address the deficit in tree replacement;
  - (g) submission of an acoustical report for the units adjacent to 64 Avenue and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures; and
  - (h) the applicant provide cash in lieu of 15% open space associated with the proposed gross density type lot.

RES.R17-821

Carried

It was

Moved by Councillor Gill  
Seconded by Councillor Hayne  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2017, No. 19203" pass its first reading.

RES.R17-822

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. 19203" pass its second reading.

RES.R17-823

Carried



RES.R17-824 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. 19203" be held at the City  
 Hall on April 24, 2017, at 7:00 p.m.  
Carried

RES.R17-825 It was Moved by Councillor Gill  
 Seconded by Councillor Hayne  
 That "Surrey Zoning Bylaw, 1993, No. 12000,  
 Amendment Bylaw, 2017, No. 19204" pass its first reading.  
Carried

The said Bylaw was then read for the second time.

RES.R17-826 It was Moved by Councillor Gill  
 Seconded by Councillor Hayne  
 That "Surrey Zoning Bylaw, 1993, No. 12000,  
 Amendment Bylaw, 2017, No. 19204" pass its second reading.  
Carried

RES.R17-827 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. 19204" be held at the City  
 Hall on April 24, 2017, at 7:00 p.m.  
Carried

11. **7916-0257-00**  
**14794 - 58 Avenue**  
**Adrian Kloyber / Pauline Kloyber, Robert A. Kloyber**  
 Rezoning from RF to CD (based on CCR)  
*to permit a child care centre within a single family dwelling, for a maximum of 15 children.*

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

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

1. a Bylaw be introduced to rezone the subject site from "Single Family Residential Zone (RF)" 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) approval from the Ministry of Transportation & Infrastructure; and
  - (c) submission of building permit drawings that satisfactorily address Building Code requirements to the satisfaction of the General Manager, Planning & Development.

RES.R17-828

Carried

It was Moved by Councillor Gill  
 Seconded by Councillor Villeneuve  
 That "Surrey Zoning Bylaw, 1993, No. 12000,  
 Amendment Bylaw, 2017, No. 19205" pass its first reading.

RES.R17-829

Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Gill  
 Seconded by Councillor Villeneuve  
 That "Surrey Zoning Bylaw, 1993, No. 12000,  
 Amendment Bylaw, 2017, No. 19205" pass its second reading.

RES.R17-830

Carried

It was then Moved by Councillor Gill  
 Seconded by Councillor Villeneuve  
 That the Public Hearing on "Surrey Zoning  
 Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19205" be held at the City  
 Hall on April 24, 2017, at 7:00 p.m.

RES.R17-831

Carried

### SOUTH SURREY

12. **7917-0026-00**  
**16671 – 30A Avenue**  
**Tajinder Sambhi , Trebbiano Homes Inc. / Trebbiano Homes Inc.**  
 Development Variance Permit  
*to vary the minimum side yard setback for a new single family dwelling.*

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

It was Moved by Councillor Gill  
 Seconded by Councillor Hayne  
 That Council approve Development Variance Permit No. 7917-0026-00, to vary the minimum side yard setback of a single family dwelling in "CD Zone (By-law No. 17940)" from 3 metres (10 ft.) to 1.8 metres (6 ft.) for both the east and west side yards, to proceed to Public Notification.

RES.R17-832

Carried

13. **7917-0080-00**  
**13346 - 14A Avenue**  
**Laurie A Harvey / Scott A McKinney, Laurie A Harvey**  
 Development Variance Permit  
*to reduce the minimum rear and side yard setback of the RF Zone to permit the retention of an enclosed deck.*

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. 7917-0080-00, varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum rear yard setback of a principal building the "Single Family Residential Zone (RF)" from 7.5 metres (25 ft.) to 6 metres (20 ft.); and
  - (b) to reduce the minimum east side yard setback of a principal building in the "Single Family Residential Zone (RF)" from 1.8 metres (6 ft.) to 1.3 metres (4.4 ft.).
2. Council instruct staff to resolve the following issues prior to Development Variance Permit issuance:
  - (a) Submission and City acceptance of Building Permit drawings for the non-conforming enclosed deck.

RES.R17-833

Carried

14. **7917-0094-00**  
**2566 - Maple Street**  
**Elizabeth MacKenzie, Elizabeth MacKenzie Architect AIBC**  
**Pamela J Sinclair, Donald A Sinclair**  
 Development Variance Permit  
*to permit the construction of a single family dwelling.*

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

It was Moved by Councillor Gill  
Seconded by Councillor Hayne  
That Council approve Development Variance  
Permit No. 7917-0094-00, varying the following, to proceed to Public Notification:

- (a) to vary the maximum lot coverage of the RF Zone allowed from 40% to 41.5%;
- (b) to reduce the minimum front yard (east) setback of the RF Zone from 7.5 metres (25 ft.) to 1.8 metres (6 ft.) to the attached garage and 4.9 metres (16 ft.) to the south-east corner of the building;
- (c) to reduce the minimum side yard (north) setback of the RF Zone from 1.8 metres (6 ft.) to 1.0 metres (3 ft.) for a portion of the principle building; and
- (d) to reduce the minimum number of off-street parking spaces from 3 to 2.

RES.R17-834

Carried

15. **7917-0093-00**  
**1398 - 129A Street**  
**Robert Anderson, Kintyre Construction Ltd. / Doris G Cave, Donna L Cave**  
Development Variance Permit  
*to reduce the number of required off-street parking spaces from three to two.*

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. 7917-0093-00, to reduce the minimum off-street parking spaces required for a single family dwelling from three spaces to two spaces, to proceed to Public Notification.

RES.R17-835

Carried

16. **7913-0288-00**  
**19082 - 16 Avenue**  
**Maggie Koka, Aplin & Martin Consultants Ltd.**  
**682466 B.C. Ltd.**  
**Director Information: Mark E. Elliott, Lyall D. Knott, John F. Senior,**  
**Michael J. Senior**  
**Officer Information as at December 1, 2015:**  
**John F. (Jack) Senior (President, Secretary)**  
Development Variance Permit

*to reduce the minimum streamside setback and to reduce a side yard setback for an existing building, in order to permit the development of a cemetery.*

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. 7913-0288-00, varying the following, to proceed to Public Notification:

- (a) to reduce the minimum streamside setback distance from the top-of-bank for a "Natural Class A Stream" in Part 7A of Zoning By-law, from 30 metres (98 feet) to 12 metres (39 feet) at the narrowest point; and
- (b) to reduce the minimum side yard (west) setback of the PC Zone from 7.5 metres (25 feet) to 4.5 metres (15 feet) to permit the retention of an existing building.

RES.R17-836

Carried

17. **7916-0695-00**  
**16798 - 17B Avenue; 16799 - 17B Avenue; 16790 - 17 Avenue**  
**Anya Paskovic, Aplin & Martin Consultants Ltd.**  
**Canadian Horizons (18th Avenue) Land Corp.**  
Development Variance Permit  
*to vary the minimum setback requirements on three single family small lots.*

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

It was Moved by Councillor Gill  
Seconded by Councillor Hayne  
That Council approve Development Variance  
Permit No. 7916-0695-00, to reduce the minimum rear yard setback of the RF-12 Zone from 7.5 metres (25 ft.) to 6 metres (20 ft.) for fifty percent of the building width and from 6 metres (20 ft.) to 4.5 metres (15 ft.) for the remaining length of the rear building face for the three subject lots, to proceed to Public Notification.

RES.R17-837

Carried

18. **7915-0392-00**  
**16280 - 16 Avenue; 16288 - 16 Avenue; 16321 - 15 Avenue; 16351 - 15 Avenue**  
**16343 - 15 Avenue; 16363 - 15 Avenue; 16310 - 16 Avenue**  
**Ted Dawson, Dawson & Sawyer / DS 15th Avenue Developments Ltd.**  
OCP Amendment from Urban to Multiple Residential  
Rezoning from RF and RM-D to RM-30  
Development Permit / Development Variance Permit  
*to permit the development of 79 townhouse units.*

**Note:** Planning and Development was requesting that Council consider final approval of Development Application No. 7915-0392-00 under Item H.2.

It was Moved by Councillor Gill  
Seconded by Councillor Hayne  
That Council receive Additional Planning

Comments 7915-0392-00 as information  
RES.R17-838 Carried

Council noted that staff worked in close consultation with environmental groups in determining appropriate setbacks.

19. **7916-0314-00**  
**3338 - King George Boulevard**  
**3353 - 148 Street; 3331 - 148 Street**  
**Brad Hughes / 1070004 B C Ltd.**  
**Director Information: Bradley E. Hughes, Kevin D. Smith**  
**No Officer Information Filed**

OCP Amendment from Urban to Multiple Residential  
LAP Amendment from "Clustering at Urban Single Family Density (8 upa)" to "Townhouse (22 upa)"  
Rezoning from RA to RM-30 / Development Permit / Development Variance Permit  
*to permit the development of 33 townhouse units.*

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

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

1. a Bylaw be introduced to amend the OCP by re-designating the subject site from "Urban" to "Multiple Residential" and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.
3. a Bylaw be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" to "Multiple Residential (30) Zone (RM-30)" and a date be set for Public Hearing.
4. Council approve the applicant's request to reduce the amount of required indoor amenity space from 99 square metres (1,066 sq. ft.) to 87 square metres (940 sq.ft.).

5. Council authorize staff to draft Development Permit No. 7916-0314-00 generally in accordance with the attached drawings (Appendix II).
6. Council approve Development Variance Permit No. 7916-0314-00, varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum east setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.6 metres (15 ft.) to the building face and 3.0 metres (9.8 ft.) to the columns of Building 7 and 6.1 metres (20 ft.) to the columns of Building 5;
  - (b) to reduce the minimum west setback of the RM-30 Zone from 7.5 metres (25 ft.) to 5.8 metres (19 ft.) to the building face, 5.2 metres (17 ft.) to the bay window and 4.5 metres (14.7 ft.) to the columns of Buildings 1 and 2 and 6.8 metres (22 ft.) to Building 3;
  - (c) to reduce the minimum south setback of the RM-30 Zone from 7.5 metres (25 ft.) to 5.3 metres (17 ft.) to the building face and 3.3 (11 ft.) to the columns of Building 3; and
  - (d) to reduce the minimum north setback of the RM-30 Zone from 7.5 metres (25 ft.) to 2.9 metres (9.5 ft.) to the corner of Building 4 and 3.0 metres (9.8 ft.) to Buildings 6 and 7.
7. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) approval from the Ministry of Transportation & Infrastructure;
  - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (e) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (f) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
  - (g) 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;

- (h) provision of a Community Benefit to satisfy the OCP Amendment policy for OCP Amendment applications;
- (i) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (j) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture;
- (k) registration of a Section 219 Restrictive Covenant to specifically identify the allowable tandem parking arrangement and to prohibit the conversion of the tandem parking spaces into livable space; and
- (l) the applicant adequately address the impact of reduced indoor amenity space.

8. Council pass a resolution to amend the King George Highway Corridor Plan to redesignate the land from "Clustering at Urban Single Family Density (8 upa)" to "Townhouse (22 upa)" when the project is considered for final adoption.

RES.R17-839

Carried

It was

Moved by Councillor Gill  
 Seconded by Councillor Hayne  
 That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2017, No. 19206" pass its first reading.

RES.R17-840

Carried

The said Bylaw was then read for the second time.

It was

Moved by Councillor Gill  
 Seconded by Councillor Hayne  
 That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2017, No. 19206" pass its second reading.

RES.R17-841

Carried

It was then

Moved by Councillor Gill  
 Seconded by Councillor Hayne  
 That the Public Hearing on "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2017, No. 19206" be held at the City Hall on April 24, 2017, at 7:00 p.m.

RES.R17-842

Carried





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 amend the Official Community Plan to redesignate the properties at 14600 – McDougall Drive, 14634 - Winter Crescent, 3545 – 146A Street and 3488, 3494, 3506, and 3516 - King George Boulevard in Development Application No. 7915-0255-00 from Urban to Multiple Residential, and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.
3. a Bylaw be introduced to rezone the properties at 14600 - McDougall Drive and 3488, 3494, 3506, and 3516 - King George Boulevard from "One-Acre Residential Zone (RA)" and the properties at 14634 - Winter Crescent Drive and 3545 – 146A Street from "General Agriculture Zone (A-1)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
4. a Bylaw be introduced to rezone the parcel at 3562 – 146A Street from "General Agriculture Zone (A-1)" to "Single Family Residential 13 Zone (RF-13)" and a date be set for Public Hearing.
5. Council authorize staff to draft Development Permit No. 7915-0255-00 generally in accordance with the attached drawings (Appendix II).
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 landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
- (f) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;
- (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (h) provision of a community benefit to satisfy the OCP Amendment policy for OCP Amendment applications;
- (i) submission of an acoustical report for the units adjacent to King George Boulevard and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;
- (j) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture; and
- (k) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department.

7. Council pass a resolution to amend the King George Highway Corridor Local Area Plan (LAP) to redesignate the properties at 14600 – McDougall Drive, 14634 - Winter Crescent, 3545 – 146A Street and 3488, 3494, 3506, and 3516 - King George Boulevard from Single Family Clustering 8 upa and 15-metre Landscape Buffer to Apartments, and to amend the property at 3562 - 146A Street from Single Family Clustering 8 upa to Single Family Small Lots when the project is considered for final adoption.

RES.R17-847

Carried

It was Moved by Councillor Gill  
 Seconded by Councillor Steele  
 That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2017, No. 19208" pass its first reading.

RES.R17-848

Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Gill  
 Seconded by Councillor Steele  
 That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2017, No. 19208" pass its second reading.

RES.R17-849

Carried

RES.R17-850 It was then Moved by Councillor Gill  
Seconded by Councillor Steele  
That the Public Hearing on "Surrey Official  
Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2017, No. 19208" be  
held at the City Hall on April 24, 2017, at 7:00 p.m.  
Carried

RES.R17-851 It was Moved by Councillor Gill  
Seconded by Councillor Steele  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2017, No. 19209" pass its first reading.  
Carried

The said Bylaw was then read for the second time.

RES.R17-852 It was Moved by Councillor Gill  
Seconded by Councillor Steele  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2017, No. 19209" pass its second reading.  
Carried

RES.R17-853 It was then Moved by Councillor Gill  
Seconded by Councillor Steele  
That the Public Hearing on "Surrey Zoning  
Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19209" be held at the City  
Hall on April 24, 2017, at 7:00 p.m.  
Carried

RES.R17-854 It was Moved by Councillor Gill  
Seconded by Councillor Steele  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2017, No. 19210" pass its first reading.  
Carried

The said Bylaw was then read for the second time.

RES.R17-855 It was Moved by Councillor Gill  
Seconded by Councillor Steele  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2017, No. 19210" pass its second reading.  
Carried

RES.R17-856 It was then Moved by Councillor Gill  
Seconded by Councillor Steele  
That the Public Hearing on "Surrey Zoning  
Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19210" be held at the City Hall  
on April 24, 2017, at 7:00 p.m.  
Carried

SURREY CITY CENTRE/WHALLEY

22. 7917-0106-00  
 9450 - 120 Street, Unit 101  
 Jagjit Singh Bangar / 0949951 B.C. Ltd.  
**Director Information:** Iqbal Singh Dhaliwal  
**Officer Information as at September 12, 2015:**  
 Iqbal Singh Dhaliwal (President, Secretary)  
 Development Variance Permit  
*to vary the minimum 400-metre (1,300 ft.) separation requirement between a proposed small-scale drugstore and an existing small-scale drugstore.*

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

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

1. Council approve Development Variance Permit No. 7917-0106-00, varying Section E.28 of Part 4 General Provisions of Zoning By-law, to reduce the minimum separation requirement between a small-scale drugstore and an existing small-scale drugstore from 400 metres (1,300 ft.) measured lot line to lot line, to 220 metres (722 ft.) measured door to door, to proceed to Public Notification.
2. Council instruct staff to resolve the following issue prior to final approval:
  - (a) registration of a Section 219 Restrictive Covenant to require the pharmacy and medical office to be located within the same commercial retail unit and to restrict the pharmacy use to the same business hours as the associated medical office.

RES.R17-857

CarriedRESIDENTIAL/INSTITUTIONALFLEETWOOD/GUILDFORD

23. 7917-0081-00  
 10025 - 152 Street  
 Jeff Barron, Pride Signs Ltd. / Hallmark Ford Sales Limited  
 Development Variance Permit  
*to increase the total number of fascia signs per premises from 2 to 3 and to allow all 3 fascia signs to be located on the same east building elevation of an existing automotive service facility building.*

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

It was Moved by Councillor Gill  
Seconded by Councillor Villeneuve  
That that Council approve Development Variance Permit No. 7917-0081-00, varying the following to proceed to Public Notification:

- (a) to vary the Sign By-law to increase the maximum number of fascia signs per premises from two (2) to three (3); and
- (b) to vary the Sign By-law to allow three (3) fascia signs to be installed on the same façade of the building.

RES.R17-858

Carried

NEWTON

24. **7916-0071-00**  
**5912 - 140 Street; 5928 - 140 Street**  
**Mike Kompter, Hub Engineering Inc. / Akash Sablok, 1021846 B.C. Ltd.**  
**Director Information: Tarlok Sablok, Shabnam Sablok**  
**No Officer Information Filed as at December 12, 2015**  
 Partial NCP Amendment from "Single Family Residential" to "Single Family Small Lots" and for changes to the road network.  
 Rezoning from RA to RF-13, RF-12, and CD / Development Variance Permit to allow subdivision into 36 single family small lots.

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

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

- 1. a Bylaw be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)" (based on RF-10) for the portion shown as Block A on the attached survey plan (Appendix II); to "Single Family Residential (13) Zone" (RF-13) for the portion shown as Block B on the survey plan attached; and to "Single Family Residential (12) Zone (RF-12)" for the portion shown as Block C on the attached survey plan; and a date be set for Public Hearing.
- 2. Council approve Development Variance Permit No. 7916-0071-00, to reduce the minimum lot depth of the RF-13 Zone from 24 metres (79 ft.) to 23.8 metres (78 ft.) for proposed Lots 2-11, 14-23, and 28-30, to proceed to Public Notification.

3. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (d) submission of a finalized lot grading plan to the satisfaction of the Planning & Development Department;
  - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department; and
  - (g) in addition to payment of the 5% cash-in-lieu of parkland contribution as required by the Local Government Act, payment of an additional 1% cash-in-lieu of parkland contribution as volunteered by the applicant.
  - (h) approval from the Ministry of Transportation and Infrastructure.
  
4. Council pass a resolution to amend the South Newton NCP to re-designate the south portion of the land from "Single Family Residential" to "Single Family Small Lots", and for changes to the road network when the project is considered for final adoption.

RES.R17-859

Carried

It was

Moved by Councillor Gill  
 Seconded by Councillor Woods  
 That "Surrey Zoning Bylaw, 1993, No. 12000,  
 Amendment Bylaw, 2017, No. 19211" pass its first reading.

RES.R17-860

Carried

The said Bylaw was then read for the second time.

RES.R17-861 It was Moved by Councillor Gill  
 Seconded by Councillor Woods  
 That "Surrey Zoning Bylaw, 1993, No. 12000,  
 Amendment Bylaw, 2017, No. 19211" pass its second reading.  
Carried

RES.R17-862 It was then Moved by Councillor Gill  
 Seconded by Councillor Woods  
 That the Public Hearing on "Surrey Zoning  
 Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19211" be held at the City Hall  
 on April 24, 2017, at 7:00 p.m.  
Carried

RES.R17-863 It was Moved by Councillor Gill  
 Seconded by Councillor Woods  
 That "Surrey Zoning Bylaw, 1993, No. 12000,  
 Amendment Bylaw, 2017, No. 19212" pass its first reading.  
Carried

The said Bylaw was then read for the second time.

RES.R17-864 It was Moved by Councillor Gill  
 Seconded by Councillor Woods  
 That "Surrey Zoning Bylaw, 1993, No. 12000,  
 Amendment Bylaw, 2017, No. 19212" pass its second reading.  
Carried

RES.R17-865 It was then Moved by Councillor Gill  
 Seconded by Councillor Woods  
 That the Public Hearing on "Surrey Zoning  
 Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19212" be held at the City Hall  
 on April 24, 2017, at 7:00 p.m.  
Carried

**SOUTH SURREY**

25. 7916-0707-00  
 12526 - 28 Avenue  
**Sherri Anderson, Hyer Homes & Renovations Ltd.**  
**Laura C Brine, Travis W Brine**  
 Development Permit / Development Variance Permit  
*to relax the minimum streamside protection setback to facilitate 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 Villeneuve  
 That:

1. Council approve Development Variance Permit No. 7916-0707-00, to reduce the minimum setback distance from top of Bank of a "Class B Stream" in Part 7A of the Zoning By-law from 15 metres (50 ft.) to a minimum of 1.4 metres (5 ft.), to proceed to Public Notification
2. Council authorize staff to draft Development Permit No. 7916-0707-00 for Sensitive Ecosystems and Hazard Land.
3. Council instruct Staff to resolve the following issues prior to Final Approval:
  - (a) Registration of a Section 219 Restrictive Covenant to ensure future house construction is in accordance with the recommendations in the approved Geotechnical Report.

RES.R17-866

Carried  
 with Councillor Woods opposed

26. **7916-0191-00**  
**1645 - 168 Street**  
**Maggie Koka, Aplin & Martin Consultants Ltd.**  
**Canadian Horizons (18th Avenue) Land Corp.**  
 OCP Amendment for a portion from "Suburban" to "Urban"  
 NCP Amendment for a portion from "Suburban Residential (1-2 u.p.a.)" and "Suburban Transitional (2-4 u.p.a.)" to "Low Density Residential (6-10 u.p.a.)"  
 Rezoning for a portion from RA to RF-13  
 Development Permit / Development Variance Permit  
*to allow subdivision into 13 single family lots and one remainder parcel.*

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

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

1. a Bylaw be introduced to amend the OCP by re-designating a portion of the subject site in Development Application No. 7916-0191-00 from Suburban to Urban and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.

3. a Bylaw be introduced to rezone the portion of the subject site, shown in Block A, on the attached Survey Plan (Appendix II) from "One-Acre Residential Zone (RA)" to "Single Family Residential (13) Zone (RF-13)" and a date be set for Public Hearing.
4. Council authorize staff to draft Development Permit No. 7916-0191-00 for Hazard Lands.
5. Council approve Development Variance Permit No. 7916-0191-00, varying the following, to proceed to Public Notification:
  - (a) to vary the Off-Street Parking requirement of the RF-13 Zone to permit a front access driveway on proposed Lots 1 to 13.
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) final 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) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
  - (f) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (g) submission of a finalized lot grading plan to the satisfaction of the Planning and Development Department;
  - (h) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (i) provision of a community benefit to satisfy the OCP Amendment Policy for Type 2 OCP amendment applications;
  - (j) registration of a Section 219 Restrictive Covenant (No Build) on a portion of Lot 1 for future consolidation with the adjacent property created under Development Application No. 7917-0070-00; and

(k) discharge of Restrictive Covenant BE12213 for shared driveway access.

7. Council pass a resolution to amend the Sunnyside Heights Neighbourhood Concept Plan to re-designate a portion of the land from "Suburban Residential (1-2 u.p.a.)" and "Suburban Residential (2-4 u.p.a.)" to "Low Density Residential (6-10 u.p.a.)", when the project is considered for final adoption.

RES.R17-867

Carried

It was

Moved by Councillor Gill

Seconded by Councillor Hayne

That "Surrey Official Community Plan Bylaw,

2013, No. 18020, Amendment Bylaw, 2017, No. 19213" pass its first reading.

RES.R17-868

Carried

The said Bylaw was then read for the second time.

It was

Moved by Councillor Gill

Seconded by Councillor Hayne

That "Surrey Official Community Plan Bylaw,

2013, No. 18020, Amendment Bylaw, 2017, No. 19213" pass its second reading.

RES.R17-869

Carried

It was then

Moved by Councillor Gill

Seconded by Councillor Hayne

That the Public Hearing on "Surrey Official

Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2017, No. 19213" be held at the City Hall on April 24, 2017, at 7:00 p.m.

RES.R17-870

Carried

It was

Moved by Councillor Gill

Seconded by Councillor Hayne

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

Amendment Bylaw, 2017, No. 19214" pass its first reading.

RES.R17-871

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. 19214" pass its second reading.

RES.R17-872

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. 19214" be held at the City Hall  
 on April 24, 2017, at 7:00 p.m.

RES.R17-873

CarriedSURREY CITY CENTRE/WHALLEY

27. **7917-0022-00**  
**10034 - Scott Road**  
**Harmohan S Vandher, Amanjot K Vandher**  
 Development Variance Permit  
*to reduce the minimum front (east) yard setback for an accessory building and to permit basement access and a basement well and staircase between the single family dwelling and the front (east) lot line.*

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. 7917-0022-00, varying the following, to proceed to Public Notification:

- (a) to reduce the minimum front (east) yard setback for an accessory building in the RF Zone from 18.0 metres (60 ft.) to 3.6 metres (12 ft.); and
- (b) to vary the RF Zone to permit the construction of a basement access and basement well with staircase to be located between the principal building and the east front lot line.

RES.R17-874

CarriedC. ITEMS REFERRED BACKRESIDENTIAL/INSTITUTIONALFLEETWOOD/GUILDFORD

1. **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.**  
 OCP Amendment from Suburban to Urban  
 Rezoning from RA to CD (based on RF-13) / Development Permit  
*to allow subdivision into 37 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 file Rezoning Bylaw Nos. 19182 and 19183.
2. Council reschedule the Public Hearing for OCP Amendment Bylaw No. 19181 to be held concurrently with the Public Hearing for the revised proposed Rezoning.
3. 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.
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) 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 21;
  - (h) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
  - (i) finalization of Hazard Land Development Permit No. 7916-0029-00; and

- (j) final adoption of Zoning Amendment Bylaw, 2016, No. 18772, incorporating the RF-13 Zone in the Zoning By-law.
- (k) submission of hydrogeological report confirming that the development will not impact well water supplies on neighbouring properties, to the satisfaction of the Planning and Development Department.

RES.R17-875

Carried

It was

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  
 rescheduled to Monday, April 24, 2017 at the City Hall at 7:00 p.m.

RES.R17-876

Carried

It was

Moved by Councillor Gill  
 Seconded by Councillor Hayne  
 That "Surrey Zoning Bylaw, 1993, No. 12000,  
 Amendment Bylaw, 2017, No. 19182" be filed.

RES.R17-877

Carried

It was

Moved by Councillor Gill  
 Seconded by Councillor Hayne  
 That "Surrey Zoning Bylaw, 1993, No. 12000,  
 Amendment Bylaw, 2017, No. 19183" be filed.

RES.R17-878

Carried

It was

Moved by Councillor Gill  
 Seconded by Councillor Hayne  
 That "Surrey Zoning Bylaw, 1993, No. 12000,  
 Amendment Bylaw, 2017, No. 19215" pass its first reading.

RES.R17-879

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. 19215" pass its second reading.

RES.R17-880

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. 19215" be held at the City Hall  
 on April 24, 2017, at 7:00 p.m.

RES.R17-881

Carried

Council congratulated both the community and the developer in working behind the scenes to come up with a compromise; it was positive to see the community and the developer to come up with a positive outcome.

## NEWTON

2. **7916-0057-00**  
**14876 – No. 10 (56 Ave.) Highway; 14844 – No. 10 (56 Ave.) Highway**  
**Joshua Turner, Infinity Properties Ltd. / Benchmark Estate (2009) Ltd.**  
 OCP Amendment from Suburban to Mixed Employment and Urban  
 LAP Amendment to introduce new land use designations: Assembly Hall and Residential (10 upa)  
 LAP Amendment from Residential Style Business Park and Suburban Residential (½ acre) to Assembly Hall and Residential (10 upa)  
 Rezoning from RA to PA-2 and CD (Based on RM-10)  
 Development Permit / Development Variance Permit  
*to permit the development of a church and 36 townhouses.*

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

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

1. a Bylaw be introduced to amend the OCP by redesignating the subject site in Development Application No. 7916-0057-00 from Suburban to Mixed Employment and 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 Block A as shown on the Survey Plan (Appendix II) 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 Block B as shown on the Survey Plan and 14876 - Highway No. 10 (56 Avenue) from "One- Acre Residential Zone (RA)" to "Assembly Hall 2 Zone (PA-2)" and a date be set for Public Hearing.
5. Council authorize staff to draft Development Permit No. 7916-0057-00 for the proposed townhouses, generally in accordance with the attached drawings (Appendix II).

6. Council approve the applicant's request to reduce the amount of required indoor amenity space from 108 square metres (1,162 square feet) to 61 square metres (657 square feet).
7. Council approve Development Variance Permit No. 7916-0057-00, varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum front yard (Highway No. 10) setback of the "Assembly Hall 2 Zone (PA-2)" from 17.3 metres (56 feet) to 10 metres (32 feet);
  - (b) to increase the maximum building height allowed in the "Assembly Hall 2 Zone (PA-2)" from 9 metres (30 feet) to 17.3 metres (56 feet);
  - (c) to vary the "Assembly Hall 2 Zone (PA-2)" in order to permit off-street parking to be located within the side yard setback along a flanking street; and
  - (d) to reduce the minimum landscaping required on the east side yard of the "Assembly Hall 2 Zone (PA-2)" from 3 metres (10 feet) to 1.5 metres (5 feet).
8. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) final approval from the Ministry of Transportation & Infrastructure;
  - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (e) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (f) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
  - (g) the applicant address the concern that the proposed townhouses will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;



- (h) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture;
  - (i) the applicant adequately address the impact of reduced indoor amenity space;
  - (j) provision of a community benefit to satisfy the OCP Amendment Policy for Type 2 OCP amendment applications;
  - (k) the applicant enter into a parking agreement with 5455-152 Street to the satisfaction of the Engineering Department; and
  - (l) the applicant enter into a Good Neighbour Agreement with respect to on-site parking for the proposed church to the satisfaction of the Engineering Department.
9. Council pass a resolution to introduce new land use designations "Assembly Hall" and "Residential (10 upa)" in the East Panorama Ridge Concept Plan; and to amend the East Panorama Ridge Concept Plan to redesignate the land from "Residential Style Business Park" and "Suburban Residential (1/2 acre)" to "Assembly Hall" and "Residential (10 upa)" when the project is considered for final adoption.

RES.R17-882

Carried

with Councillor Gill opposed

Council noted that based on concerns raised by members of the community the developer reworked the project and made changes to the interface the building setbacks, massing and the form to be more conforming with the neighbourhood context.

Council requested clarification regarding the traffic associated with the project, and the alternative of crossing through the proposed easement off of 148 Street and why there was not a recommendation in the Planning Report surrounding alternative access issue.

Staff noted that the access issue raised related to the townhouse and the development. Due to the fact that there are different land uses there are potential for conflict due to the two types of developments.

Council noted that there was opposition regarding the lot sizes in the area and those concerns can be addressed during the Public Hearing as with the reciprocal shared access arrangement; the understanding is that if this project is approved, that the project will be built all at once. Staff should ensure there is three ways for getting in and out of the area, and ensuring that the traffic on 148th is eased.

RES.R17-883 It was Moved by Councillor Woods  
Seconded by Councillor Hayne  
That "Surrey Official Community Plan Bylaw,  
2013, No. 18020, Amendment Bylaw, 2017, No. 19067" pass its first reading.  
Carried  
with Councillor Gill opposed

The said Bylaw was then read for the second time.

RES.R17-884 It was Moved by Councillor Woods  
Seconded by Councillor Hayne  
That "Surrey Official Community Plan Bylaw,  
2013, No. 18020, Amendment Bylaw, 2017, No. 19067" pass its second reading.  
Carried  
with Councillor Gill opposed

RES.R17-885 It was then Moved by Councillor Woods  
Seconded by Councillor Hayne  
That the Public Hearing on "Surrey Official  
Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2017, No. 19067" be  
held at the City Hall on April 24, 2017, at 7:00 p.m.  
Carried  
with Councillor Gill opposed

RES.R17-886 It was Moved by Councillor Woods  
Seconded by Councillor Hayne  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2017, No. 19068" pass its first reading.  
Carried  
with Councillor Gill opposed

The said Bylaw was then read for the second time.

RES.R17-887 It was Moved by Councillor Woods  
Seconded by Councillor Hayne  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2017, No. 19068" pass its second reading.  
Carried  
with Councillor Gill opposed

RES.R17-888 It was then Moved by Councillor Woods  
Seconded by Councillor Hayne  
That the Public Hearing on "Surrey Zoning  
Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19068" be held at the City  
Hall on April 24, 2017, at 7:00 p.m.  
Carried  
with Councillor Gill opposed

RES.R17-889

It was Moved by Councillor Woods  
Seconded by Councillor Hayne  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2017, No. 19069" pass its first reading.  
Carried  
with Councillor Gill opposed

The said Bylaw was then read for the second time.

RES.R17-890

It was Moved by Councillor Woods  
Seconded by Councillor Hayne  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2017, No. 19069" pass its second reading.  
Carried  
with Councillor Gill opposed

RES.R17-891

It was then Moved by Councillor Woods  
Seconded by Councillor Hayne  
That the Public Hearing on "Surrey Zoning  
Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19069" be held at the City  
Hall on April 24, 2017, at 7:00 p.m.  
Carried  
with Councillor Gill opposed

## COMMERCIAL/INDUSTRIAL/AGRICULTURAL

### SOUTH SURREY

3. 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  
*to allow subdivision into 14 business park lots and one (1) lot for the protection of  
environmental areas.*

The Planning & Development Department was recommending that Bylaw No. 18953, to rezone the subject site from "General Agricultural Zone (A-1)" to "Comprehensive Development Zone (CD)", be granted Third Reading.

RES.R17-892 It was Moved by Councillor Gill  
 Seconded by Councillor Steele  
 That "Surrey Zoning Bylaw, 1993, No. 12000,  
 Amendment Bylaw, 2016, No. 18953" pass its third reading.  
Carried

RES.R17-893 It was Moved by Councillor Gill  
 Seconded by Councillor Steele  
 That:  
 1. staff place a restrictive covenant on the lots advising permitted use of the  
 property cannot require an application for a Metro Vancouver Air Permit; and  
 2. that staff prepare a report to review the IB Zoning and provide a further report  
 regarding the Metro Vancouver Air Permitting process.  
Carried

Council noted that there have been some amendments made for this application to fit in with the streamside bylaw; staff was requested to ensure that a restrictive covenant is placed on the lots advising businesses that their permitted use cannot require an application for a Metro Vancouver Air Permit.

Consideration should be given to amending the CD bylaw to ensure there is continuity and consistency in the area. There is a chance that the restrictive covenant might not be necessary if the bylaw came into place.

**D. LAND USE CONTRACT TERMINATIONS**

**RESIDENTIAL/INSTITUTIONAL**

**CLOVERDALE/CLAYTON**

1. **7916-0281-00**  
**Between 60 Avenue & 61A Avenue and 174A Street & 175A Street**  
 Terminate Land Use Contract No. 85  
*to permit the existing underlying RF and PA-2 Zones to come into effect.*

The Planning & Development Department was recommending that a Bylaw be introduced to terminate Land Use Contract No. 85 and a date be set for Public Hearing.

RES.R17-894 It was Moved by Councillor Gill  
 Seconded by Councillor Woods  
 That "Surrey Land Use Contract No. 85,  
 Termination Bylaw, 2017, No. 19192" pass its first reading.  
Carried

The said Bylaw was then read for the second time.

- RES.R17-895 It was Moved by Councillor Gill  
Seconded by Councillor Woods  
That "Surrey Land Use Contract No. 85,  
Termination Bylaw, 2017, No. 19192" pass its second reading.  
Carried
- RES.R17-896 It was then Moved by Councillor Gill  
Seconded by Councillor Woods  
That the Public Hearing on "Surrey Land Use  
Contract No. 85, Termination Bylaw, 2017, No. 19192" be held at the City Hall on  
Tuesday May 30, 2017, at 6:00 p.m.  
Carried

### SURREY CITY CENTRE/WHALLEY

2. **7916-0613-00**  
**9480 and 9482 - 125 Street; 12512 and 12524 - 95 Avenue**  
Terminate Land Use Contract No. 470  
*to permit the existing underlying RF and RM-D Zones to come into effect.*

The Planning & Development Department was recommending that a Bylaw be introduced to terminate Land Use Contract No. 470 and a date be set for Public Hearing.

- RES.R17-897 It was Moved by Councillor Gill  
Seconded by Councillor Woods  
That "Surrey Land Use Contract No. 470,  
Termination Bylaw, 2017, No. 19193" pass its first reading.  
Carried

The said Bylaw was then read for the second time.

- RES.R17-898 It was Moved by Councillor Gill  
Seconded by Councillor Woods  
That "Surrey Land Use Contract No. 470,  
Termination Bylaw, 2017, No. 19193" pass its second reading.  
Carried

- RES.R17-899 It was then Moved by Councillor Gill  
Seconded by Councillor Woods  
That the Public Hearing on "Surrey Land Use  
Contract No. 470, Termination Bylaw, 2017, No. 19193" be held at the City Hall on  
Tuesday May 30, 2017, at 6:00 p.m.  
Carried

3. **7916-0614-00**  
**Between 90 Avenue & 92 Avenue and 123 Street & 124 Street**  
Terminate Land Use Contract No. 81  
*to permit the existing underlying RF Zone to come into effect.*

The Planning & Development Department was recommending that a Bylaw be introduced to terminate Land Use Contract No. 81 and a date be set for Public Hearing.

RES.R17-900 It was Moved by Councillor Gill  
 Seconded by Councillor Woods  
 That "Surrey Land Use Contract No. 81,  
 Termination Bylaw, 2017, No. 19194" pass its first reading.  
Carried

The said Bylaw was then read for the second time.

RES.R17-901 It was Moved by Councillor Gill  
 Seconded by Councillor Woods  
 That "Surrey Land Use Contract No. 81,  
 Termination Bylaw, 2017, No. 19194" pass its second reading.  
Carried

RES.R17-902 It was then Moved by Councillor Gill  
 Seconded by Councillor Woods  
 That the Public Hearing on "Surrey Land Use  
 Contract No. 81, Termination Bylaw, 2017, No. 19194" be held at the City Hall on  
 Tuesday May 30, 2017, at 6:00 p.m.  
Carried

4. **7916-0615-00**  
**Between 92 Avenue & 93 Avenue and 123A Street & 124A Street**  
 Terminate Land Use Contract No. 149  
*to permit the existing underlying RF Zone to come into effect.*

The Planning & Development Department was recommending that a Bylaw be introduced to terminate Land Use Contract No. 149 and a date be set for Public Hearing.

RES.R17-903 It was Moved by Councillor Gill  
 Seconded by Councillor Woods  
 That "Surrey Land Use Contract No. 149,  
 Termination Bylaw, 2017, No. 19195" pass its first reading.  
Carried

The said Bylaw was then read for the second time.

RES.R17-904 It was Moved by Councillor Gill  
 Seconded by Councillor Woods  
 That "Surrey Land Use Contract No. 149,  
 Termination Bylaw, 2017, No. 19195" pass its second reading.  
Carried

It was then Moved by Councillor Gill  
 Seconded by Councillor Woods  
 That the Public Hearing on "Surrey Land Use  
 Contract No. 149, Termination Bylaw, 2017, No. 19195" be held at the City Hall on  
 Tuesday May 30, 2017, at 6:00 p.m.

RES.R17-905

Carried

5. **7916-0617-00**  
**Between 92A Avenue & 93 Avenue and 123 Street and 124 Street**  
 Terminate Land Use Contract No. 300  
*to permit the existing underlying RF Zone to come into effect.*

The Planning & Development Department was recommending that a Bylaw be introduced to terminate Land Use Contract No. 300 and a date be set for Public Hearing.

It was Moved by Councillor Gill  
 Seconded by Councillor Woods  
 That "Surrey Land Use Contract No. 300,  
 Termination Bylaw, 2017, No. 19196" pass its first reading.

RES.R17-906

Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Gill  
 Seconded by Councillor Woods  
 That "Surrey Land Use Contract No. 300,  
 Termination Bylaw, 2017, No. 19196" pass its second reading.

RES.R17-907

Carried

It was then Moved by Councillor Gill  
 Seconded by Councillor Woods  
 That the Public Hearing on "Surrey Land Use  
 Contract No. 300, Termination Bylaw, 2017, No. 19196" be held at the City Hall on  
 Tuesday May 30, 2017, at 6:00 p.m.

RES.R17-908

Carried

6. **7916-0618-00**  
**12435, 12443 and 12457 - 93 Avenue**  
 Terminate Land Use Contract No. 260  
*to permit the existing underlying RF Zone to come into effect.*

The Planning & Development Department was recommending that a Bylaw be introduced to terminate Land Use Contract No. 260 and a date be set for Public Hearing.

RES.R17-909 It was Moved by Councillor Gill  
Seconded by Councillor Woods  
That "Surrey Land Use Contract No. 260,  
Termination Bylaw, 2017, No. 19197" pass its first reading.  
Carried

The said Bylaw was then read for the second time.

RES.R17-910 It was Moved by Councillor Gill  
Seconded by Councillor Woods  
That "Surrey Land Use Contract No. 260,  
Termination Bylaw, 2017, No. 19197" pass its second reading.  
Carried

RES.R17-911 It was then Moved by Councillor Gill  
Seconded by Councillor Woods  
That the Public Hearing on "Surrey Land Use  
Contract No. 260, Termination Bylaw, 2017, No. 19197" be held at the City Hall on  
Tuesday May 30, 2017, at 6:00 p.m.  
Carried

7. **7916-0619-00**  
**12305, 12315, 12325, 12335 and 12345 – 93 Avenue**  
**12308, 12318, 12328, 12338 and 12348 – 93A Avenue**  
Terminate Land Use Contract No. 326  
*to permit the existing underlying RF Zone to come into effect.*

The Planning & Development Department was recommending that a Bylaw be introduced to terminate Land Use Contract No. 326 and a date be set for Public Hearing.

RES.R17-912 It was Moved by Councillor Gill  
Seconded by Councillor Woods  
That "Surrey Land Use Contract No. 326,  
Termination Bylaw, 2017, No. 19198" pass its first reading.  
Carried

The said Bylaw was then read for the second time.

RES.R17-913 It was Moved by Councillor Gill  
Seconded by Councillor Woods  
That "Surrey Land Use Contract No. 326,  
Termination Bylaw, 2017, No. 19198" pass its second reading.  
Carried

It was then Moved by Councillor Gill  
Seconded by Councillor Woods  
That the Public Hearing on "Surrey Land Use  
Contract No. 326, Termination Bylaw, 2017, No. 19198" be held at the City Hall on  
Tuesday May 30, 2017, at 6:00 p.m.



RES.R17-914

Carried

- 8. **7916-0620-00**  
**Between 93A Avenue & Iona Place and 123 Street & 124 Street**  
 Terminate Land Use Contract No. 23  
*to permit the existing underlying RF Zone to come into effect.*

The Planning & Development Department was recommending that a Bylaw be introduced to terminate Land Use Contract No. 23 and a date be set for Public Hearing.

It was Moved by Councillor Gill  
 Seconded by Councillor Woods  
 That "Surrey Land Use Contract No. 23,  
 Termination Bylaw, 2017, No. 19199" pass its first reading.

RES.R17-915

Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Gill  
 Seconded by Councillor Woods  
 That "Surrey Land Use Contract No. 23,  
 Termination Bylaw, 2017, No. 19199" pass its second reading.

RES.R17-916

Carried

It was then Moved by Councillor Gill  
 Seconded by Councillor Woods  
 That the Public Hearing on "Surrey Land Use  
 Contract No. 23, Termination Bylaw, 2017, No. 19199" be held at the City Hall on  
 Tuesday May 30, 2017, at 6:00 p.m.

RES.R17-917

Carried

- 9. **7916-0621-00**  
**9407 and 9417 - 124 Street**  
 Terminate Land Use Contract No. 461  
*to permit the existing underlying RF Zone to come into effect.*

The Planning & Development Department was recommending that a Bylaw be introduced to terminate Land Use Contract No. 461 and a date be set for Public Hearing.

It was Moved by Councillor Gill  
 Seconded by Councillor Woods  
 That "Surrey Land Use Contract No. 461,  
 Termination Bylaw, 2017, No. 19200" pass its first reading.

RES.R17-918

Carried

The said Bylaw was then read for the second time.

- RES.R17-919 It was Moved by Councillor Gill  
Seconded by Councillor Woods  
That "Surrey Land Use Contract No. 461,  
Termination Bylaw, 2017, No. 19200" pass its second reading.  
Carried
- RES.R17-920 It was then Moved by Councillor Gill  
Seconded by Councillor Woods  
That the Public Hearing on "Surrey Land Use  
Contract No. 461, Termination Bylaw, 2017, No. 19200" be held at the City Hall on  
Tuesday May 30, 2017, at 6:00 p.m.  
Carried

10. **7916-0622-00****North of 94 Avenue between 124 Street & 125 Street**

Terminate Land Use Contract No. 494

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

The Planning & Development Department was recommending that a Bylaw be introduced to terminate Land Use Contract No. 494 and a date be set for Public Hearing.

- RES.R17-921 It was Moved by Councillor Gill  
Seconded by Councillor Woods  
That "Surrey Land Use Contract No. 494,  
Termination Bylaw, 2017, No. 19201" pass its first reading.  
Carried

The said Bylaw was then read for the second time.

- RES.R17-922 It was Moved by Councillor Gill  
Seconded by Councillor Woods  
That "Surrey Land Use Contract No. 494,  
Termination Bylaw, 2017, No. 19201" pass its second reading.  
Carried

- RES.R17-923 It was then Moved by Councillor Gill  
Seconded by Councillor Woods  
That the Public Hearing on "Surrey Land Use  
Contract No. 494, Termination Bylaw, 2017, No. 19201" be held at the City Hall on  
Tuesday May 30, 2017, at 6:00 p.m.  
Carried

- RES.R17-924 It was Moved by Councillor Gill  
Seconded by Councillor Woods  
That the Public Hearing for Land Use  
Contract Termination Bylaws that have been set for Tuesday, May 30, 2017 are to  
be delegated to the Acting Mayor.  
Carried

## E. CORPORATE REPORTS

## F. CORRESPONDENCE

## G. NOTICE OF MOTION

## H. BYLAWS AND PERMITS

## BYLAWS WITH PERMITS

1. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18782"  
7916-0103-00 – Qualico Developments (Vancouver) Inc. and 1071596 B.C. Ltd.  
(Director Information: Kenneth Mitchell)  
c/o WSP Canada Inc. (Dexter Hirabe)  
RA to RF-10 and RF-12 – 2514 and 2528 – 164 Street (formerly known as 2504 and  
2516 - 164 Street) - to subdivide into 15 small single family lots.

**Note:** Change in ownership

Approved by Council: June 27, 2016

It was

Moved by Councillor Gill

Seconded by Councillor Villeneuve

That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2016, No. 18782" be finally adopted, signed by the Mayor and  
Clerk, and sealed with the Corporate Seal.

RES.R17-925

Carried

with Councillor Woods opposed

**Development Variance Permit No. 7916-0103-00**

2514 and portion of 2532 – 164 Street

To permit two parking driveways off the rear lane in front of the detached garages  
for a proposed consolidation and subdivision development.

Supported by Council: December 5, 2016

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

- (a) In Subsection K.2, Subdivision, of Part 17C Single Family Residential (10)  
Zone, the minimum lot width is reduced from 9 metres (30 ft.) to  
8.2 metres (27 ft.) for proposed Lot 3; and
- (b) In Subsection K.2, Subdivision, of Part 17C Single Family Residential (10)  
Zone, the minimum lot width is reduced from 9 metres (30 ft.) to  
8.3 metres (27 ft.) for proposed Lot 16.

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

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

No. 7916-0103-00 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.R17-926

Carried  
 with Councillor Woods opposed

2. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2016, No. 18748"  
 7915-0392-00 - DS 15th Avenue Developments Ltd. and DS 15th Avenue 2 Developments Ltd.  
 c/o Dawson & Sawyer (Ted Dawson)  
 To authorize the redesignation of 16321, 16343, 16351 and 16363 - 15 Avenue, 16280, 16288 and 16310 - 16 Avenue from URB to RM.

**Note:** Change in ownership

Approved by Council: May 30, 2016

- \* Planning and Development advise (see memorandum dated March 29, 2017 in back-up) that it is in order for Council to pass a resolution amending the King George Highway Corridor Land Use Plan to re-designate the land from "Townhouse (15 upa)" to "Townhouse (25 upa)".

It was Moved by Councillor Gill  
 Seconded by Councillor Woods  
 That Council amend the King George Highway Corridor Land Use Plan to re-designate the land from "Townhouse (15 upa)" to "Townhouse (25 upa)".

RES.R17-927

Carried

It was Moved by Councillor Gill  
 Seconded by Councillor Woods  
 That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2016, No. 18748" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R17-928

Carried

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18749" RF and RM-D to RM-30 - 16321, 16343, 16351 and 16363 - 15 Avenue, 16280, 16288 and 16310 - 16 Avenue - to develop 79 townhouse units.

Approved by Council: May 30, 2016

It was Moved by Councillor Gill  
Seconded by Councillor Woods  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2016, No. 18749" be finally adopted, signed by the Mayor and  
Clerk, and sealed with the Corporate Seal.

RES.R17-929

Carried

**Development Variance Permit No. 7915-0392-00**

16321, 16343, 16351 and 16363 – 15 Avenue, 16280, 16288 and 16310 – 16 Avenue  
To reduce the lot width on proposed lot 3 and reduce setbacks for several  
buildings in order to allow for functional unit sizes.

Support by Council: July 25, 2016

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

- (a) In Section F of Part 22 Multiple Residential 30 Zone the minimum east yard setback is decreased from 7.5m (25 ft.) to 3.0m (10 ft.) for buildings 1, 2, and 3 on the eastern lot.
- (b) In Section F of Part 22 Multiple Residential 30 Zone the minimum west yard setback is decreased from 7.5m (25 ft.) to 3.0m (10 ft.) for buildings 10 and 11 on the western lot.
- (c) In Section F of Part 22 Multiple Residential 30 Zone the minimum south yard setback is decreased from 7.5m (25 ft.) to 4.5m (15 ft.) for buildings 1, and 6 on the eastern lot.
- (d) In Section F of Part 22 Multiple Residential 30 Zone the minimum south yard setback is decreased from 7.5m (25 ft.) to 7.0m (23 ft.) for building 7 on the western lot.
- (e) In Section F of Part 22 Multiple Residential 30 Zone the minimum north yard setback is decreased from 7.5m (25 ft.) to 4.5m (15 ft.) for the western portion of building 12 on the western lot.
- (f) In Section F of Part 22 Multiple Residential 30 Zone the minimum north yard setback is decreased from 7.5m (25 ft.) to 2.0m (6 ft.) for building 5 on the eastern lot.
- (g) In Section F of Part 22 Multiple Residential 30 Zone the minimum east yard setback is decreased from 7.5m (25 ft.) to 4.5m (15 ft.) for portions of buildings 7, 8, and 9 on the western lot.

- (h) In Section K Subsection 2 of Part 22 Multiple Residential 30 Zone the minimum lot width is decreased from 30m (100 ft.) to 25.7m (84 ft.) for the western lot.

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

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

No. 7915-0392-00 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.R17-930

Carried

**Development Variance Permit No. 7915-0392-01**

16321, 16343, 16351 and 16363 – 15 Avenue, 16280, 16288 and 16310 – 16 Avenue  
To reduce the minimum setback distance for a "Natural Class A Stream" in order to permit a 79 unit townhouse development and an open space lot.

Supported by Council: January 16, 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," the minimum distance from top of bank for a "Natural Class A Stream" is reduced from 30 metres (98 ft.) to 5.9 metres (19 ft.).

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

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

No. 7915-0392-01 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.R17-931

Carried

**Development Permit No. 7915-0392-00**

16321, 16343, 16351 and 16363 – 15 Avenue, 16280, 16288 and 16310 – 16 Avenue  
To permit the development of 79 townhouse units.

Supported by Council: May 30, 2016



- (b) to reduce the minimum side yard setback (north) of the RM-30 Zone from 7.5 metres (25 ft.) to 6.1 metres (20 ft.);
- (c) to reduce the minimum side yard setback (south) of the RM-30 Zone from 7.5 metres (25 ft.) to 4.6 metres (15 ft.).
- (d) to allow for parking within the south setback of the RM-30 Zone, for visitor stalls #3 and #4.

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

It was Moved by Councillor Gill  
 Seconded by Councillor Woods  
 That Development Variance Permit  
 No. 7915-0210-00 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.R17-935

Carried

**Development Permit No. 7915-0210-00**

15166 – 60 Avenue

To permit the development of 20 townhouse units.

Support by Council: February 1, 2016

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

It was Moved by Councillor Gill  
 Seconded by Councillor Woods  
 That the Mayor and Clerk be authorized to  
 execute Development Permit No. 7915-0210-00 .

RES.R17-936

Carried

**PERMIT APPROVALS**

- 4. **Development Variance Permit No. 7915-0340-00**  
 Bagh Dhanda, 404163 B.C. Ltd (Director Information: Parminder Saran),  
 o887525 B.C. Ltd (Director Information: Harjit Atwal & Parmjit Randhawa), and  
 Panorama West Home Ltd.  
 c/o McElhanney Consulting Services Ltd. (James Pernu)  
 13812, 13856, 13890, 13906, 13928 - 64 Avenue and 13925 – 62 Avenue  
 To defer the required works and services of the subdivision and Development  
 By-law (No. 8830) for the proposed lots 1 and 2. The works and services will be  
 completed as part of two future development applications.



**Note:** Change in ownership

Support by Council: February 1, 2016

To vary "Surrey Subdivision and Development By-law, 1986, No. 8830", as amended, as follows:

- (a) The works and services requirements of Part V of Surrey Subdivision and Development By-law, 1986, No. 8830 are deferred in order to permit a subdivision of convenience. Works and Services, pursuant to the requirements of By-law No. 8830, will be required as part of any future development or subdivision application.

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

It was Moved by Councillor Gill  
Seconded by Councillor Woods  
That Development Variance Permit  
 No. 7915-0340-00 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.R17-937

Carried

APPLICATIONS/BYLAWS/PERMITS TO BE CLOSED

- 5. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18865" 7915-0261-00 – 1058247 B.C. Ltd. (Director Information: Charles Cantos) RF to CD – 10918, 10932, 10944 and 10956 – 132 Street - to develop a 5-storey apartment building with 117 dwelling units, including 14 ground floor townhouse units.

Approved by Council: September 12, 2016

- \* Planning and Development advise (see memorandum dated March 27, 2017 in back-up) that the subject site has been purchased by a new owner and the application has been replaced by Project No. 7917-0103-00. It is requested that Council close this application and file the associated Bylaw.

It was Moved by Councillor Gill  
Seconded by Councillor Woods  
That Council close Application No. 7915-  
 0261-00 be closed and that "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18865" be filed

RES.R17-938

Carried

MISCELLANEOUS

6. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19132" 7916-0145-00 - 1074539 B.C. Ltd. (Director Information: Satnam Minhas and Sukhjinder Sidhu) c/o Coastland Engineering and Surveying Ltd. (Mike Helle) RH to CD -5690 -144 Street - to subdivide into 1 single family lot.

\* At the March 6, 2017 Regular Council - Land Use meeting Council considered Additional Planning Comments for this application. Third Reading was subsequently given to Bylaw No. 19131. The associated Bylaw No. 19132 was inadvertently missed in the recommendations in the Planning Report. Planning and Development is requesting that Council grant Third Reading to Bylaw No. 19132.

It was Moved by Councillor Gill  
Seconded by Councillor Woods  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2017, No. 19132" pass its third reading.

RES.R17-939

Carried

I. CLERKS REPORT

J. OTHER BUSINESS

K. ADJOURNMENT

It was Moved by Councillor Gill  
Seconded by Councillor Steele  
That the April 3, 2017 Regular Council - Land

Use meeting be adjourned.

RES.R17-940

Carried

The Regular Council - Land Use meeting adjourned at 5:57 p.m.

Certified correct:

  
Jane Sullivan, City Clerk

  
Mayor Linda Hepner