

**Present:**

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

**Absent:**

Councillor Martin  
Councillor Villeneuve

**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****RESIDENTIAL/INSTITUTIONAL****NEWTON**

1. **7917-0163-00**  
**5789 - 126A Street**  
**David Mah, David S. Mah Architect / Zuhra M. Sarwari, Fawzia Sarwari,**  
**Mohammad M. Sarwari**  
Restrictive Covenant Amendment  
*to reduce the size of the existing no-build area to accommodate an addition to the existing 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 the proposal to amend the area covered

under the no-build restrictive covenant be approved.

Carried

RES.R17-1342

2. 7916-0647-00  
 5989 - 128 Street  
 Mike Helle, Coastland Engineering & Surveying Ltd.  
 Sukhvir K. Cheema, Harwinder S. Cheema  
 Rezoning from RA to RF-10  
 to allow subdivision into two single family residential 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 instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (d) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (e) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department; and
  - (f) registration of a Section 219 Restrictive Covenant for "no build" on a portion of 5989 - 128 Street until future consolidation with the adjacent property at 5977 - 128 Street.

RES.R17-1343

Carried

It was Moved by Councillor Gill  
 Seconded by Councillor Hayne  
 That "Surrey Zoning Bylaw, 1993, No. 12000,  
 Amendment Bylaw, 2017, No. 19251" pass its first reading.

RES.R17-1344

Carried

The said Bylaw was then read for the second time.

- RES.R17-1345 It was Moved by Councillor Gill  
Seconded by Councillor Hayne  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2017, No. 19251" pass its second reading.  
Carried
- RES.R17-1346 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. 19251" be held at the City Hall  
on May 29, 2017, at 7:00 p.m.  
Carried

**SOUTH SURREY**

3. **7917-0145-00**  
**2423 - 165 Street**  
**Marc MacCaull, Streetside Developments (BC) Ltd.**  
**Qualico Developments (Vancouver) Inc.**  
Development Variance Permit  
*to allow an increase to the maximum floor area of a detached garage.*

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

- RES.R17-1347 It was Moved by Councillor Gill  
Seconded by Councillor Hayne  
That Council approve Development Variance  
Permit No. 7917-0145-00, increasing the maximum floor area of a detached garage  
in CD Zone (Bylaw No. 18633) from 22 square metres (240 square feet) to  
44.2 square metres (476 square feet), to proceed to Public Notification.  
Carried

**COMMERCIAL/INDUSTRIAL/AGRICULTURAL****SURREY CITY CENTRE/WHALLEY**

4. **7917-0125-00**  
**10385 - 120 Street**  
**Jason Noseworthy, Priority Permits Ltd. / Pacific Link Industrial Park Ltd.**  
Development Variance Permit  
*to vary the Sign By-law to increase the maximum allowable sign area and height for two (2) proposed directional signs on an existing commercial building.*

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

It was Moved by Councillor Gill  
 Seconded by Councillor Hayne  
 That Council approve Development Variance  
 Permit No. 7917-0125-00, varying the following, to proceed to Public Notification:

- (a) to vary the Sign By-law to increase the maximum sign area for two (2), one-sided directional signs from 0.4-square metre (4-sq.ft.) to 0.68-square metre (7.25-sq.ft.); and
- (b) to vary the Sign By-law to increase the maximum height of two (2) directional signs, as measured from grade to the highest part of the sign, from 1.2 metres (4 ft.) to 4.87 metres (16 ft.).

RES.R17-1348

CarriedRESIDENTIAL/INSTITUTIONALFLEETWOOD/GUILDFORD

5. **7917-0003-00**  
**17360 - 100 Avenue; 17326 - 100 Avenue**  
**Roger Jawanda, Citiwest Consulting Services Ltd.**  
**Sander Van Der Vorm, 1097599 B.C. Ltd.**  
**Director Information: John Trainer, Sander Van Der Vorm**  
**No Officer Information Filed**  
 OCP Amendment from Suburban to Urban  
 LAP Amendment from Urban Residential 8-10 UPA or Low Density Townhouses 12-15 UPA Gross Transition to Single Family Residential 4-6 UPA  
 Rezoning from RA to RF / Development Variance 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 amend the OCP by redesignating the subject site from Suburban to Urban and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.
3. a Bylaw be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)" and a date be set for Public Hearing.



4. Council approve Development Variance Permit No. 7917-0003-00, varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum lot depth of the RF Zone from 28 metres (90 ft.) to 18.5 metres (60 ft.) for proposed Lot 1;
  - (b) to reduce the minimum front yard setback of the RF Zone from 7.5 metres (25 ft.) to 5.5 metres (18 ft.) for proposed Lot 1;
  - (c) 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 9;
  - (d) to reduce the minimum front yard setback of the RF Zone from 6.7 metres (22 ft.) to 5.5 metres (18 ft.) for the garage when a minimum of 50% of the width of the principal building is set back 9 metres (30 ft.) on proposed Lots 2 and 3;
  - (e) to reduce the minimum side yard setback of the RF Zone from 2.4 metres (8 ft.) to 1.8 metres (6 ft.) for one side yard when the opposite side yard is 1.2 metres (4 ft.) on proposed Lot 2; and
  - (f) to increase the total area paved for a driveway in the RF Zone from 53% to 63% for proposed Lots 2, 3, 4 and 5.
  
5. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) approval from the Ministry of Transportation & Infrastructure;
  - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (e) submission of a landscaping plan and landscaping cost estimate for a landscape buffer along Highway No. 1 to the specifications and satisfaction of the Planning and Development Department;
  - (f) registration of a Section 219 Covenant to ensure the installation and maintenance of the landscape buffer at the rear of the proposed lots adjacent to Highway No. 1;
  - (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;

- (h) submission of an acoustical report and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures on all proposed lots;
- (i) registration of a Section 219 Restrictive Covenant to protect for rear yard areas as follows:
  - i. to increase the minimum rear yard setback of the RF Zone from 7.5 metres (25 ft.) to 9.5 metres (31 ft.) for 100% of the rear building face of proposed Lots 1, 2, 8 and 9;
  - ii. to increase the minimum rear yard setback of the RF Zone from 7.5 metres (25 ft.) to 11 metres (36 ft.) for 100% of the rear building face of proposed Lot 3;
  - iii. to increase the minimum rear yard setback of the RF Zone from 7.5 metres (25 ft.) to 11.5 metres (38 ft.) for 100% of the rear building face of proposed Lot 4; and
  - iv. to increase the minimum rear yard setback of the RF Zone from 7.5 metres (25 ft.) to 13 metres (43 ft.) for proposed Lot 5;
- (j) registration of a Section 219 Restrictive Covenant to stipulate driveway location on proposed Lot 1 and to require side-facing garages on proposed Lots 1-5; and
- (k) 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 amend the Abbey Ridge Local Area Plan to redesignate the land from "Urban Residential 8-10 UPA or Low Density Townhouses 12-15 UPA Gross Transition" to "Single Family Residential 4-6 UPA" when the project is considered for final adoption.

RES.R17-1349

Carried

It was

Moved by Councillor Gill

Seconded by Councillor Hayne

That "Surrey Official Community Plan Bylaw,

2013, No. 18020, Amendment Bylaw, 2017, No. 19252" pass its first reading.

RES.R17-1350

Carried

The said Bylaw was then read for the second time.

RES.R17-1351 It was Moved by Councillor Gill  
Seconded by Councillor Hayne  
That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2017, No. 19252" pass its second reading.  
Carried

RES.R17-1352 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. 19252" be held at the City Hall on May 29, 2017, at 7:00 p.m.  
Carried

RES.R17-1353 It was Moved by Councillor Gill  
Seconded by Councillor Hayne  
That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19253" pass its first reading.  
Carried

The said Bylaw was then read for the second time.

RES.R17-1354 It was Moved by Councillor Gill  
Seconded by Councillor Hayne  
That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19253" pass its second reading.  
Carried

RES.R17-1355 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. 19253" be held at the City Hall on May 29, 2017, at 7:00 p.m.  
Carried

## NEWTON

6. **7917-0027-00**  
**7180 - 152 Street; 7160 - 152 Street**  
**Moncef Dif, MSD Engineering Inc.**  
**Amol & Jas Holdings Ltd, Nirmal S Bains, Jaspal K Bains, Satnam S Bains,**  
**Sukhjot K Bains**  
ALR exclusion under Section 30(1) of the ALC Act.

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



It was  
denied.  
RES.R17-1356

Moved by Councillor Starchuk  
Seconded by Councillor Woods  
That Application No. 7917-0027-00 be  
Carried

### SOUTH SURREY

7. **7916-0640-00**  
**15633 - Mountain View Drive; 15673 - Mountain View Drive**  
**Maciej Dembek, Barnett Dembek Architects Inc. / T. M. Crest Homes (2007) Ltd.**  
Partial NCP amendment from "Cluster Housing (6-8 upa)" to "Townhouses 15 upa max"  
Rezoning from RA and CD to CD (based on RM-15) / Development Permit  
*to permit the development of an approximately 87-unit townhouse project.*

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 parcel at 15673 - Mountain View Drive from "One-Acre Residential Zone (RA)" and the parcel at 15633 - Mountain View Drive from "Comprehensive Development Zone (CD)" (Bylaw No. 18538) to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
2. Council approve the applicant's request to reduce the amount of required indoor amenity space from 261 square metres (2,810 sq.ft.) to 184 square metres (1,980 sq.ft.).
3. Council authorize staff to draft Development Permit No. 7916-0640-00 generally in accordance with the attached drawings (Appendix III).
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) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
- (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (f) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture; and
- (g) the applicant adequately address the impact of reduced indoor amenity space.

5. Council pass a resolution to amend North Grandview Heights NCP to redesignate the parcel at 15673 - Mountain View Drive from Cluster Housing (6-8 upa) to Townhouses 15 upa max when the project is considered for final adoption.

RES.R17-1357 Carried

It was Moved by Councillor Gill  
 Seconded by Councillor Hayne  
 That "Surrey Zoning Bylaw, 1993, No. 12000,  
 Amendment Bylaw, 2017, No. 19254" pass its first reading.

RES.R17-1358 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. 19254" pass its second reading.

RES.R17-1359 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. 19254" be held at the City  
 Hall on May 29, 2017, at 7:00 p.m.

RES.R17-1360 Carried

8. 7916-0706-00  
16755 - 20 Avenue  
Dexter Hirabe, WSP Canada Inc. / Balandra Development Inc.  
Les Developpements Balandra Inc.  
NCP Amendment from Low Density Residential 6-10 upa to Medium Density Residential 10-15 upa and for changes to the road network and relocation of a drainage corridor  
Rezoning from RA to RF-10  
*to allow subdivision into 10 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 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 by a Qualified Environmental Professional confirming the stream classification of the watercourse adjacent to the southern property line;
  - (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;
  - (g) registration of a Section 219 Restrictive Covenant for "no-build" on Lot 5.

3. Council pass a resolution to amend the Sunnyside Heights NCP from Low Density Residential 6-10 upa to Medium Density Residential 10-15 upa and for modifications to the road network and drainage corridor in accordance with the proposed subdivision layout when the project is considered for final adoption.

RES.R17-1361

Carried

It was

Moved by Councillor Gill

Seconded by Councillor Hayne

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

Amendment Bylaw, 2017, No. 19255" pass its first reading.

RES.R17-1362

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. 19255" pass its second reading.

RES.R17-1363

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. 19255" be held at the City Hall on May 29, 2017, at 7:00 p.m.

RES.R17-1364

CarriedRESIDENTIAL/INSTITUTIONALNEWTON

9. **7915-0357-00**  
**13967 - 60 Avenue; 13935 - 60 Avenue**  
**Lori Joyce, H.Y. Engineering Ltd. / Sarbjit S. Taggar, Paramjit S. Nijjer,**  
**Jagdish K. Nijjer**  
 NCP Amendment for modification to the local road network  
 Rezoning from RA to RF-10, RF-12 and RF-13  
 Development Permit for Hazard Lands and Sensitive Ecosystems  
 Development Variance Permit  
*to allow subdivision into 27 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 (12) Zone (RF-12)" for Block A on the Survey Plan; "Single Family Residential (10) Zone (RF-10)" for Block B on the Survey Plan; and "Single Family Residential (13) Zone (RF-13)" for Block C on the Survey Plan; and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7915-0357-00 for Hazard Lands and Sensitive Ecosystems, generally in accordance with the Geotechnical Study prepared by Braun Geotechnical Ltd. and the Ecosystem Development Plan prepared by Envirowest Consultants Inc.
3. Council approve Development Variance Permit No. 7915-0357-00, to reduce the minimum rear yard setback of the RF-12 Zone from 6.0 metres (20 ft.) to 5.4 metres (18 ft.) for a maximum 50% of the width of the rear of the principal building for proposed Lots 1-5 (Type II Lots), to proceed to Public Notification.
4. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) approval from the Ministry of Transportation & Infrastructure;
  - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (f) registration of a Section 219 Restrictive Covenant for "no build" on Lots 8 and 18 for temporary construction of 139 Street until the adjacent property at 13905 - 60 Avenue is developed;
  - (g) registration of a right-of-way for the temporary construction of 139 Street on Lots 8 and 18; and
  - (h) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department.



5. Council pass a resolution to amend the South Newton Neighbourhood Concept Plan (NCP) road network when the project is considered for final adoption.

RES.R17-1365

Carried

It was

Moved by Councillor Gill

Seconded by Councillor Hayne

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

Amendment Bylaw, 2017, No. 19256" pass its first reading.

RES.R17-1366

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. 19256" pass its second reading.

RES.R17-1367

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. 19256" be held at the City Hall on May 29, 2017, at 7:00 p.m.

RES.R17-1368

Carried**SOUTH SURREY**

10. **7916-0691-00**  
**14230 - Rio Place**  
**Kaz Noori, Sea Rock Developments Inc. / Ke Y. Chen**  
 Development Permit / Development Variance Permit  
*to permit the construction of a single family dwelling and accessory 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 approve Development Variance Permit No. 7916-0691-00, varying the following, to proceed to Public Notification:
- (a) to increase the maximum setback from the side lot line on a flanking street for a single family dwelling of the "General Agriculture Zone (A-1)" from 50 metres (164 ft.) to 60 metres (197 ft.); and

- (b) to vary the maximum farm residential footprint of the "General Agriculture Zone (A-1)" from 2,000 square metres (0.5 ac.) to 2,607 square metres (0.64 ac.).
2. Council authorize staff to draft Development Permit No. 7916-0691-00 for Sensitive Ecosystems and Hazard Land, generally in accordance with the geotechnical study prepared by Earthtec Geotechnical Consulting and the environmental report prepared by Madrone Environmental Services Ltd.
  3. Council instruct staff to resolve the following issues prior to 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;
    - (b) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect; and
    - (c) submission of a landscaping plan and landscaping cost estimate in accordance with the Ecosystem Development Plan to the specifications and satisfaction of the Planning and Development Department.

RES.R17-1369

Carried

11. **7916-0260-01**  
**2365 - 124 Street**  
**Stirling McLeod, Sarah Gallop Design Inc. / Claire E. Egan, Kirk M. Buchanan**  
 Development Variance Permit  
*to reduce the front and side yard setbacks for an existing accessory 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 The Planning & Development  
 Department recommends that Council approve Development Variance Permit No. 7916-0260-01, varying the following, to proceed to Public Notification:

- (a) to reduce the minimum front yard setback of the RF Zone from 18 metres (60 ft.) to 15.9 metres (52 ft.); and
- (b) to reduce the minimum side yard (north) setback of the RF Zone from 1.0 metre (3 ft.) to 0.6 metres (2 ft.).

RES.R17-1370

Carried

SURREY CITY CENTRE/WHALLEY

12. 7916-0685-00  
12661 – 110 Avenue  
**Victor Jeon, WestStone Group / Waterstone Holdings No 2 Ltd.**  
OCP Amendment from Commercial and Mixed Employment to Multiple Residential  
OCP Text Amendment to allow a higher density in the Multiple Residential designation  
NCP Amendment from Highway Commercial to Transit-Oriented Urban Village  
Rezoning from CD (By-law No. 11076) to CD (based on RM-70 and C-5)  
Development Permit  
*to permit a mixed-use retail and multiple unit residential development.*

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

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

1. an OCP Amendment Bylaw be introduced to:
  - (a) amend "Figure 3: General Land Use Designations" by redesignating the subject site from Commercial and Mixed Employment to Multiple Residential;
  - (b) amend "Figure 42: Major Employment Areas" by removing the Commercial and Mixed Employment designations from the subject site; and
  - (c) amend "Table 7a: Land Use Designation Exceptions" by including a site-specific notation as shown on the attached table (Appendix III),  
and a date be set for Public Hearing.
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 "Comprehensive Development Zone (CD)" (By-law No. 11076) to "Comprehensive Development Zone (CD)" 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 1,542 square metres (16,600 square feet) to 622 square metres (6,695 square feet).



5. Council approve the applicant's request to vary the Sign By-law as described in Appendix II.
6. Council authorize staff to draft Development Permit No. 7916-0685-00 including a comprehensive sign design package generally in accordance with the attached drawings (Appendix IV).
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) 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 landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (e) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
  - (f) submission of an acoustical report and registration of a Section 219 Restrictive Covenant to ensure the implementation of noise mitigation measures;
  - (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) completion of a minor amendment to Development Permit No. 6793-0081-00 (12701 - 128 Street) to remove and reconfigure the portion of the Home Depot parking lot, including the removal and replanting of trees, that encroaches onto the subject site;
  - (i) the applicant adequately address the impact of reduced indoor amenity space;
  - (j) discharge of Restrictive Covenant BG316893, which requires the subject site to conform with Development Permit No. 6793-0081-00; and



- (k) registration of a Section 219 Restrictive Covenant to reflect the 514 proposed rental units and ensure that the applicant will adequately address the City's needs with respect to public art, and to address any shortfall in residential parking spaces, should the project be converted from rental housing to market units, at any point in the future.

8. Council pass a resolution to amend the South Westminster Neighbourhood Concept Plan to redesignate the subject site from Highway Commercial to Transit-Oriented Urban Village, when the project is considered for final adoption.

RES.R17-1371

Carried

Council expressed concern regarding the amenity space and noted that there is an approximate 10,000 square feet shortage; Council requested staff to take the shortfall into consideration and work with the Applicant to address concerns surrounding the lack of amenity space prior to the Public Hearing.

It was

Moved by Councillor Gill  
 Seconded by Councillor Hayne  
 That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2017, No. 19243" pass its first reading.

RES.R17-1372

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. 19243" pass its second reading.

RES.R17-1373

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. 19243" be held at the City Hall on May 29, 2017, at 7:00 p.m.

RES.R17-1374

Carried

It was

Moved by Councillor Gill  
 Seconded by Councillor Hayne  
 That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19257" pass its first reading.

RES.R17-1375

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. 19257" pass its second reading.  
 RES.R17-1376 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. 19257" be held at the City  
 Hall on May 29, 2017, at 7:00 p.m.  
 RES.R17-1377 Carried

### COMMERCIAL/INDUSTRIAL/AGRICULTURAL

#### FLEETWOOD/GUILDFORD

13. **7917-0193-00**  
**9752 - 192 Street**  
**Harish Murthy, Stantec Architecture / City Of Surrey**  
 Development Permit  
*to permit two (2) additional mural signs on the west (front) elevation of an organic waste biofuel processing facility currently under construction in Port Kells.*

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 the Mayor and Clerk be authorized to  
 execute Development Permit No. 7917-0193-00 for a comprehensive sign design  
 package.  
 RES.R17-1378 Carried

14. **7916-0320-00**  
**9781 - 186 Street**  
**Dave Batten of Krahn Engineering Ltd. / 1042131 B.C. Ltd.**  
**Director Information: Guff Muench, Kerry Winkler**  
**No Officer Information Filed**  
 Development Permit  
*to permit the development of an industrial building in Port Kells.*

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. 7916-0320-00 generally in accordance with the attached drawings (Appendix II).
2. Council instruct staff to resolve the following issues prior to approval:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department; and
  - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department.

RES.R17-1379

CarriedNEWTON

15. **7915-0339-00**  
**6655 - 154 Street**  
**Stanley Paulus, Stanley Paulus Architect Inc. / Al-Kawthar Foundation**  
 Development Permit / Development Variance Permit  
*to permit the development of an adult education centre with accessory mosque.*

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

Before the motion was put, Mayor Hepner called for the Applicant to speak to Application No. 7915-0339-00.

Applicant: The Applicant noted that most of the individuals who will attend the education centre will be attending prayers and that the congregation already exists.

Mayor Hepner requested clarification as to why the Application includes the mosque as an "accessory use". The delegation noted that the community is in need of a space where individuals can gather, pray and learn. The whole idea behind the centre is to create an open dialogue with other communities. The lecture halls would allow for visiting scholars, conferences, video conferencing and the centre will also set an example for other communities. The mosque is part of the activities that would take place; however, there are other aspects of the centre and it provides a place where citizens can gather, learn and educate themselves.



The Applicant noted that the Society responsible for the site will manage the educational centre, the mosque and they will enact specific parking provisions to address traffic and ensure that there is no negative impact for area residents.

In response to a question from Council, staff noted that the entire building is 1950 square metres and the assembly use is restricted to 300 seats and the 74 parking spots noted in the application are representative of that.

Council expressed concern that the parking will not be sufficient, particularly if there will be large groups of people attending the mosque. In response, the Applicant clarified that the current use is a fraction of what is proposed for the site.

Council requested clarification for the accessory use as a mosque and noted that is unusual. Staff noted that under "an accessory use" an assembly use is also permitted if that use is less than 50% of the area of the total project. In this case the FAR (Floor Area Ratio) for the childcare and the mosque falls within the 50%. Staff noted that the Applicant is proposing a religious adult education centre which will be the principle use of the site.

Staff noted that if application was strictly for a "mosque", that the associated parking rate would be higher; additionally, the site would require rezoning if the auxiliary mosque were to grow larger than 50%.

Council requested that the application be referred back to staff to work with a Traffic Engineer to review the projected numbers and what is proposed, in terms of parking, works within the confines of the parking.

Council further requested staff to explore reciprocal parking arrangements to provide additional parking.

It was  
referred back to staff to work with a Traffic Engineer to review the projected numbers, and what is proposed, in terms of parking, and develop a solution that works within the confines of the parking.

Moved by Councillor Gill  
Seconded by Councillor Hayne  
That Application No. 7915-0339-00 be

Carried

RES.R17-1380



**SOUTH SURREY**

16. 7917-0124-00  
2820 – 192 Street  
Andrea Scott, Lovick Scott Architects Ltd. / Amrik S. Purewal, Satpal S. Minhas  
Temporary Use Permit  
*to permit the continued operation of an unauthorized truck park facility for a period not to exceed 3 years.*

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

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

Applicant: The delegation noted that the request is for Temporary Use Permit (TUP) and that the parking request is for a one-year extension in order to initiate a rezoning application.

The delegation noted that if the Planning Department is able to rezone the site for a Commercial Plaza then the TUP for truck parking will not be required. In response to a question from Council, the Applicant clarified that there are currently 40 trucks utilizing the site for parking.

The Applicant noted that the property was purchased in good faith with the understanding that truck parking was a permitted use for the site; however, unfortunately, the previous owner did not have authorization to park trucks on the site. As a result, the Applicant applied to the City for a Temporary Use Permit (TUP) to remedy the situation.

Council requested clarification regarding the timelines associated with the rezoning process. Staff noted that typical Applications are processed within one-year upon receipt of an Application.

In response to a question from Council, the Applicant noted that they are looking to become compliant and are eager to sort out the Temporary Use Permit (TUP).

Staff noted that the servicing process needs to be moved along and no process has been initiated thus far. In order to rezone the site to a commercial use, further work is required; approximately 8 months, if it was to run parallel with the rezoning process.

Council requested clarification regarding the timelines needed for the Applicant in order to remove the trucks from the property and be relocated. The Applicant state he would have to give 2 or three months' notice.

Staff noted that the matter is currently before the courts; and the next step the Legal Department will take is dependent on Council's decision based on tonight's meeting.

RES.R17-1381

It was Moved by Councillor LeFranc  
Seconded by Councillor Hayne  
That Application No. 7917-0124-00 be denied  
Carried

SURREY CITY CENTRE/WHALLEY

17. **7917-0013-00**  
**11796 - 103A Avenue**  
**Lou Smith of Wesgroup / Pacific Link Industrial Park Ltd.**  
Development Permit / Development Variance Permit  
*to permit the development of an industrial building in South Westminster and to relax streamside setbacks.*

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 Form and Character and Sensitive Ecosystems Development Permit No. 7917-0013-00 generally in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7917-0013-00, to vary Part 7A of Zoning By-law No. 12000 to reduce the minimum setback distance from the top-of-bank of a 'Class A Channelized Stream' from 25 metres (82 ft.) to a minimum of 6.4 metres (21 ft.) and to reduce the streamside setback area for a 'Class A Ditch', as measured from the top-of-bank, from 10 metres (33 ft.) to 7.76 metres (25 ft.), to proceed to Public Notification.
3. Council instruct staff to resolve the following issues prior to approval:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a finalized landscaping plan and landscaping cost estimate for both onsite plantings as well as riparian area plantings to the specifications and satisfaction of the Planning and Development Department;
  - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;

- (d) registration of a combined Restrictive Covenant/Statutory Right-of-Way over the designated riparian area for the protected ditch along the SFPR to ensure safeguarding of the environmental features including 5-year maintenance and monitoring of the proposed plantings;
- (e) registration of a revised combined Restrictive Covenant/Statutory Right-of-Way over the designated riparian area for Scott Creek to ensure safeguarding of the environmental features including 5-year maintenance and monitoring of the proposed plantings;
- (f) registration of a 7.6-metre (25 ft.) wide shared access easement between the subject site and neighbouring lots to the southeast (11850 - 103A Avenue and 10281 - Grace Road); and
- (g) registration of Section 219 Restrictive Covenant to ensure the full parking requirements are satisfied should the anticipated tenant change or additions to the floor area of the building be proposed in the future.

RES.R17-1382

CarriedRESIDENTIAL/INSTITUTIONALCLOVERDALE/CLAYTON

18. 7916-0494-00  
5891 - 172A Street  
Mike Helle, Coastland Engineering & Surveying Ltd. / Piara Homes Ltd.  
Rezoning from RF to RF-13  
*to allow subdivision into three (3) small, 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 "Single Family Residential Zone (RF)" to "Single Family Residential (13) Zone (RF-13)" and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;



- (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
- (c) approval from the Ministry of Transportation & Infrastructure;
- (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
- (e) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
- (f) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture; and
- (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.

RES.R17-1383

Carried

It was

Moved by Councillor Gill  
 Seconded by Councillor Hayne  
 That "Surrey Zoning Bylaw, 1993, No. 12000,  
 Amendment Bylaw, 2017, No. 19258" pass its first reading.

RES.R17-1384

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. 19258" pass its second reading.

RES.R17-1385

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. 19258" be held at the City  
 Hall on May 29, 2017, at 7:00 p.m.

RES.R17-1386

Carried

19. **7916-0375-00**  
**5940 - 176 Street**  
**John Rempel, RDG Management Ltd. / Annesley (Cloverdale) Holdings Ltd.**  
TCP Amendment from Town Centre Commercial to Townhouses  
Rezoning from RF to RM-30  
Development Permit / Development Variance Permit  
*to permit the development of 59 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 rezone the subject site from "Single Family Residential Zone (RF)" to "Multiple Residential (30) Zone (RM-30)" and a date be set for Public Hearing.
2. Council approve the applicant's request to reduce the amount of required indoor amenity space from 177 square metres (1,905 square feet) to 86 square metres (923 square feet).
3. Council authorize staff to draft Development Permit No. 7916-0375-00 generally in accordance with the attached drawings (Appendix II).
4. Council approve Development Variance Permit No. 7916-0375-00, varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum front yard (west) setback of the RM-30 Zone from 7.5 metres (25 ft.) to 5.0 metres (16 ft.);
  - (b) to reduce the minimum rear yard (east) setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.0 metres (13 ft.); and
  - (c) to reduce the minimum south side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.).
5. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) approval from the Ministry of Transportation & Infrastructure;

- (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (e) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (f) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
  - (g) 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) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (i) submission of an acoustical report for the units adjacent to Highway No. 15 (Cloverdale By-pass) and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;
  - (j) 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;
  - (k) 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;
  - (l) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
  - (m) the applicant adequately address the impact of reduced indoor amenity space; and
  - (n) resolution of existing driveway relocation from the subject site to be solely on the property to the north, located at 17638 - 60 Avenue (Petro Canada gas station).
6. Council pass a resolution to amend the Cloverdale Town Centre Plan to redesignate the land from Town Centre Commercial to Townhouses when the project is considered for final adoption.

RES.R17-1387

Carried





NEWTON

21. 7916-0214-00  
14418 - 72 Avenue; 14462 - 72 Avenue  
Jessi Arora, DF Architecture Inc. / Amson Centre 72 Ltd.  
NCP Amendment from Townhouse (15 upa max) to Mixed-Use  
Commercial/Residential.  
Rezoning from RA to CD (based on C-5 and RM-30)  
Development Permit  
*to permit a Mixed-Use Commercial/Residential development with 8 residential units  
and commercial and office uses*

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. 7916-0214-00 generally in accordance with the attached drawings (Appendix II).
3. Council approve the applicant's request to eliminate the required indoor and outdoor amenity space.
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) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;

- (e) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
- (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (g) submission of an acoustical report for the residential units adjacent to 72 Avenue and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;
- (h) registration of a Section 219 Restrictive Covenant to specifically identify the allowable tandem parking arrangement and to prohibit the conversion of the tandem parking spaces into livable space;
- (i) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture;
- (j) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department; and
- (k) the applicant adequately address the impact of no indoor and outdoor amenity space.

5. Council pass a resolution to amend the East Newton South NCP to re-designate the site from Townhouses (15 upa max) to Mixed-use Commercial/Residential when the project is considered for final adoption.

RES.R17-1392

Carried

It was

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

Amendment Bylaw, 2017, No. 19260" pass its first reading.

RES.R17-1393

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. 19260" pass its second reading.

RES.R17-1394

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. 19260" be held at the City Hall on May 29, 2017, at 7:00 p.m.

RES.R17-1395

Carried

## C. ITEMS REFERRED BACK

### COMMERCIAL/INDUSTRIAL/AGRICULTURAL

#### SOUTH SURREY

1. **7916-0078-00**  
**2957 - 194 Street**  
**Kuldip Randhawa, Acumar Consulting / Rajvinder S Grewal**  
 Temporary Use Permit  
*to permit the continued operation of an unauthorized truck parking facility for a period not to exceed 3 years.*

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

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

Agent (on behalf of the Applicant): The Agent noted that the site is small and has a business that is a distribution centre with a truck wash and repair facility component. The Agent noted that typically there are no more than 8 trucks parked on the site; therefore, it is not technically a "truck park" as the site is not well serviced, to does not have any sanitary or storm sewers and gets its water from the residence on site.

The Applicant proposes a 3-year window, to achieve the design, which will require a Development Permit (DP), rezoning and marketing.

The Agent advised Council there is currently a proposal for a road to be developed on 194 Street (between 28 and 32 Avenue) and it diverges at an angle toward the Township of Langley. When approval is granted both the necessary water and servicing will occur. In absence of the services normally required, the Applicant is located in the middle of the site (should the road go through). The Applicant has proposes to take care of all the servicing issues as part of a Development Application; the entire site will be paved, have catch basins, landscaping and a warehouse. As part of a warehouse application truck parking would be then permitted as part of the business.

In response to a question from Council, the Agent noted that there is a single family residence on site, there is no sewer or stormwater and truck repair is being conducted on the site.

Council noted that the Applicant was presented with correspondence from staff outlining specific concerns surrounding both truck parking and truck washing being conducted and that to-date those concerns have been unaddressed and that the project came to Council for consideration at a Regular Council in October 2016.

Mayor Hepner clarified the intended use for the site is not as a "truck park".

It was	Moved by Councillor Gill Seconded by Councillor Hayne That Application No. 7916-0078-00 be
denied.	<u>Carried</u>
RES.R17-1396	<u>Carried</u>

#### D. LAND USE CONTRACT TERMINATION

##### COMMERCIAL/INDUSTRIAL/AGRICULTURAL

##### SURREY CITY CENTRE/WHALLEY

1. **7917-0057-00**  
12811 to 12867 - 96 Avenue (odd numbers)  
Terminate Land Use Contract No. 118  
*to permit the existing underlying C-8 Zone to come into effect.*

The Planning & Development Department were recommending that a Bylaw be introduced to terminate Land Use Contract No. 118 and a date be set for Public Hearing.

It was	Moved by Councillor Gill Seconded by Councillor Hayne That "Surrey Land Use Contract No. 118, Termination Bylaw, 2017, No. 19244" pass its first reading.
RES.R17-1397	<u>Carried</u>

The said Bylaw was then read for the second time.

It was	Moved by Councillor Gill Seconded by Councillor Hayne That "Surrey Land Use Contract No. 118, Termination Bylaw, 2017, No. 19244" pass its second reading.
RES.R17-1398	<u>Carried</u>

It was then  
 Moved by Councillor Gill  
 Seconded by Councillor Hayne  
 That the Public Hearing on "Surrey Land Use  
 Contract No. 118, Termination Bylaw, 2017, No. 19244" be held at the City Hall on  
 Tuesday, July 11, 2017, at 6:00 p.m.  
 RES.R17-1399 Carried

2. **7917-0058-00**  
**9825 to 9839 138 - Street (odd numbers)**  
 Terminate Land Use Contract No. 486  
*to permit the existing underlying C-15 Zone to come into effect.*

The Planning & Development Department were recommending that a Bylaw be introduced to terminate Land Use Contract No. 486 and a date be set for Public Hearing.

It was  
 Moved by Councillor Gill  
 Seconded by Councillor Hayne  
 That "Surrey Land Use Contract No. 486,  
 Termination Bylaw, 2017, No. 19245" pass its first reading.  
 RES.R17-1400 Carried

The said Bylaw was then read for the second time.

It was  
 Moved by Councillor Gill  
 Seconded by Councillor Hayne  
 That "Surrey Land Use Contract No. 486,  
 Termination Bylaw, 2017, No. 19245" pass its second reading.  
 RES.R17-1401 Carried

It was then  
 Moved by Councillor Gill  
 Seconded by Councillor Hayne  
 That the Public Hearing on "Surrey Land Use  
 Contract No. 486, Termination Bylaw, 2017, No. 19245" be held at the City Hall on  
 Tuesday, July 11, 2017, at 6:00 p.m.  
 RES.R17-1402 Carried

3. **7917-0059-00**  
**10201 to 10239 King George Boulevard (odd numbers)**  
 Terminate Land Use Contract No. 313  
*to permit the existing underlying C-8 Zone to come into effect.*

The Planning & Development Department were recommending that a Bylaw be introduced to terminate Land Use Contract No. 313 and a date be set for Public Hearing.



RES.R17-1403 It was Moved by Councillor Gill  
Seconded by Councillor Hayne  
That "Surrey Land Use Contract No. 313,  
Termination Bylaw, 2017, No. 19246" pass its first reading.  
Carried

The said Bylaw was then read for the second time.

RES.R17-1404 It was Moved by Councillor Gill  
Seconded by Councillor Hayne  
That "Surrey Land Use Contract No. 313,  
Termination Bylaw, 2017, No. 19246" pass its second reading.  
Carried

RES.R17-1405 It was then Moved by Councillor Gill  
Seconded by Councillor Hayne  
That the Public Hearing on "Surrey Land Use  
Contract No. 313, Termination Bylaw, 2017, No. 19246" be held at the City Hall on  
Tuesday, July 11, 2017, at 6:00 p.m.  
Carried

4. **7917-0060-00**  
**10232 - Whalley Boulevard**  
Terminate Land Use Contract No. 1  
*to permit the existing underlying C-8 Zone to come into effect.*

The Planning & Development Department were recommending that a Bylaw be introduced to terminate Land Use Contract No. 1 and a date be set for Public Hearing.

RES.R17-1406 It was Moved by Councillor Gill  
Seconded by Councillor Hayne  
That "Surrey Land Use Contract No. 1,  
Termination Bylaw, 2017, No. 19247" pass its first reading.  
Carried

The said Bylaw was then read for the second time.

RES.R17-1407 It was Moved by Councillor Gill  
Seconded by Councillor Hayne  
That "Surrey Land Use Contract No. 1,  
Termination Bylaw, 2017, No. 19247" pass its second reading.  
Carried

It was then  
 Moved by Councillor Gill  
 Seconded by Councillor Hayne  
 That the Public Hearing on "Surrey Land Use  
 Contract No. 1, Termination Bylaw, 2017, No. 19247" be held at the City Hall on  
 Tuesday, July 11, 2017, at 6:00 p.m.  
 RES.R17-1408 Carried

5. **7917-0061-00**  
**10392 - King George Boulevard**  
 Terminate Land Use Contract No. 329  
*to permit the existing underlying C-8 Zone to come into effect.*

The Planning & Development Department were recommending that a Bylaw be introduced to terminate Land Use Contract No. 329 and a date be set for Public Hearing.

It was  
 Moved by Councillor Gill  
 Seconded by Councillor Hayne  
 That "Surrey Land Use Contract No. 329,  
 Termination Bylaw, 2017, No. 19248" pass its first reading.  
 RES.R17-1409 Carried

The said Bylaw was then read for the second time.

It was  
 Moved by Councillor Gill  
 Seconded by Councillor Hayne  
 That "Surrey Land Use Contract No. 329,  
 Termination Bylaw, 2017, No. 19248" pass its second reading.  
 RES.R17-1410 Carried

It was then  
 Moved by Councillor Gill  
 Seconded by Councillor Hayne  
 That the Public Hearing on "Surrey Land Use  
 Contract No. 329, Termination Bylaw, 2017, No. 19248" be held at the City Hall on  
 Tuesday, July 11, 2017, at 6:00 p.m.  
 RES.R17-1411 Carried

6. **7917-0062-00**  
**10322, 10324 and 10326 - Whalley Boulevard**  
 Terminate Land Use Contract No. 40  
*to permit the existing underlying C-8 Zone to come into effect.*

The Planning & Development Department were recommending that a Bylaw be introduced to terminate Land Use Contract No. 40 and a date be set for Public Hearing.

RES.R17-1412 It was Moved by Councillor Gill  
Seconded by Councillor Hayne  
That "Surrey Land Use Contract No. 40,  
Termination Bylaw, 2017, No. 19249" pass its first reading.  
Carried

The said Bylaw was then read for the second time.

RES.R17-1413 It was Moved by Councillor Gill  
Seconded by Councillor Hayne  
That "Surrey Land Use Contract No. 40,  
Termination Bylaw, 2017, No. 19249" pass its second reading.  
Carried

RES.R17-1414 It was then Moved by Councillor Gill  
Seconded by Councillor Hayne  
That the Public Hearing on "Surrey Land Use  
Contract No. 40, Termination Bylaw, 2017, No. 19249" be held at the City Hall on  
Tuesday, July 11, 2017, at 6:00 p.m.  
Carried

7. **7917-0063-00**  
**10753 to 10769 - City Parkway (odd numbers);**  
**13440 to 13456 - 108 Avenue (even numbers)**  
Terminate Land Use Contract No. 73  
*to permit the existing underlying C-8 Zone to come into effect.*

The Planning & Development Department were recommending that a Bylaw be introduced to terminate Land Use Contract No. 73 and a date be set for Public Hearing.

RES.R17-1415 It was Moved by Councillor Gill  
Seconded by Councillor Hayne  
That "Surrey Land Use Contract No. 73,  
Termination Bylaw, 2017, No. 19250" pass its first reading.  
Carried

The said Bylaw was then read for the second time.

RES.R17-1416 It was Moved by Councillor Gill  
Seconded by Councillor Hayne  
That "Surrey Land Use Contract No. 73,  
Termination Bylaw, 2017, No. 19250" pass its second reading.  
Carried



It was then

Moved by Councillor Gill

Seconded by Councillor Hayne

That the Public Hearing on "Surrey Land Use

Contract No. 73, Termination Bylaw, 2017, No. 19250" be held at the City Hall on Tuesday, July 11, 2017, at 6:00 p.m.

RES.R17-1417

Carried

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, July 11, 2017 are to be delegated to the Acting Mayor.

RES.R17-1418

Carried

**E. CORPORATE REPORTS**

**F. CORRESPONDENCE**

**G. NOTICE OF MOTION**

**H. BYLAWS AND PERMITS**

**BYLAWS**

1. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18861" 7915-0308-00 – Gurbinder, Kulwant and David Johal, 1037594 B.C. Ltd. (Director Information: Kevin Dhesa) c/o Hub Engineering Inc. (Mike Kompter) RA and RF-12 to RF-12 -6257 – 150 Street and Portion of 14933 – 62 Avenue - to subdivide into 19 single family small lots and 1 larger remainder lot.

Approved by Council: September 12, 2016

- \* At the October 3, 2016 Regular Council – Public Hearing, Council requested that building upgrades be implemented which incorporate sound deadening and triple-glazing in the construction of homes on this site, and that a restrictive covenant be added to the Application. Planning and Development advise (see memorandum dated May 3, 2017 in back-up) that the applicant has agreed to register a restrictive covenant that incorporates these noise mitigation measures.
- \* Planning and Development advise that it is in order for Council to pass a resolution amending the road network within the South Newton Neighbourhood Concept Plan.

RES.R17-1419 It was Moved by Councillor Gill  
Seconded by Councillor Hayne  
That Council amend the road network  
within the South Newton Neighbourhood Concept Plan.  
Carried  
with Councillor Woods opposed

RES.R17-1420 It was Moved by Councillor Gill  
Seconded by Councillor Hayne  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2016, No. 18861" be finally adopted, signed by the Mayor and  
Clerk, and sealed with the Corporate Seal.  
Carried  
with Councillor Woods opposed

2. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18769"  
7916-0066-00 – 1067563 B.C. Ltd. (Director Information: Victor Aujla,  
Gurinder Dhaliwal, Amit Ghuman)  
c/o Hub Engineering Inc. (Mike Kompter)  
RA to RF - 7728 – 155 Street - to subdivide into 4 single family lots.

**Note:** Change in ownership

Approved by Council: June 13, 2016

- \* Planning and Development advise (see memorandum dated May 3, 2017 in  
back-up) that it is in order for Council to pass a resolution amending the  
Fleetwood Enclave Infill Area Concept Plan to redesignate the site from ¼ Acre  
Gross Density (4 upa) to Low-Medium Density Cluster (5 upa).

RES.R17-1421 It was Moved by Councillor Gill  
Seconded by Councillor Hayne  
That Council amend the Fleetwood Enclave  
Infill Area Concept Plan to redesignate the site from ¼ Acre Gross Density (4 upa)  
to Low-Medium Density Cluster (5 upa).  
Carried

RES.R17-1422 It was Moved by Councillor Gill  
Seconded by Councillor Hayne  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2016, No. 18769" be finally adopted, signed by the Mayor and  
Clerk, and sealed with the Corporate Seal.  
Carried

- 3. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18559"  
7915-0379-00 – Marquee S Construction and Developments Ltd.  
c/o Hub Engineering Inc. (Mike Kompter)  
RA to RF - 7748 and 7768 – 155 Street - to subdivide into 8 single family lots.

Approved by Council: November 16, 2015

- \* Planning and Development advise (see memorandum dated May 3, 2017 in back-up) that it is in order for Council to pass a resolution amending the Fleetwood Enclave Infill Area Concept Plan to redesignate the site from ¼ Acre Gross Density (4 upa) to Low – Medium Density Cluster (5 upa).

It was  
 Moved by Councillor Gill  
 Seconded by Councillor Hayne  
 That Council amend the Fleetwood Enclave Infill Area Concept Plan to redesignate the site from ¼ Acre Gross Density (4 upa) to Low - Medium Density Cluster (5 upa).

RES.R17-1423 Carried

It was  
 Moved by Councillor Gill  
 Seconded by Councillor Hayne  
 That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18559" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R17-1424 Carried

- 4. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18715"  
7915-0294-00 – 1069467 B.C. Ltd. (Director Information: Balbir Dosanjh, Ravinder Munday)  
c/o Aplin & Martin Consultants Ltd. (Anya Paskovic)  
RF to RF-12 -10450 – 127 Street and Portion of 10460 – 127 Street - to subdivide into 11 single family lots with the adjacent property at 10470 – 127 Street.

Note: Change in ownership

Approved by Council: April 18, 2016

It was  
 Moved by Councillor Gill  
 Seconded by Councillor Hayne  
 That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18715" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R17-1425 Carried



## BYLAWS WITH PERMITS

5. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18489"  
7914-0118-00 – 0935702 B.C. Ltd. (Director Information: Ranjit Rai, Harpal Takhar  
and Jasbir Takhar)  
c/o Zenterra Grandview Ltd. (Rick Johal)  
RH to CD – 16706 – 26 Avenue and 2584 – 166 Street - to subdivide into  
14 semi-detached duplex lots.

Note: Change in agent

Approved by Council: July 13, 2015

- \* Planning and Development advise (see memorandum dated May 1, 2017 in  
back-up) that it is in order for Council to pass a resolution amending the Orchard  
Grove Neighbourhood Area Plan to redesignate a portion of the subject site from  
"Small Lot Single Family w/wo Coach House (10-15 upa)" to "Large Lot Duplex or  
Large Lot Single Family (2-10 upa); to amend the "Transition Landscape Buffer"  
east of 166 Street; and to amend the Large Lot Single Family lot dimensions for  
proposed Lot 15.

It was

Moved by Councillor Gill  
Seconded by Councillor Hayne

That Council amend the Orchard Grove  
Neighbourhood Area Plan to redesignate a portion of the subject site from "Small  
Lot Single Family w/wo Coach House (10-15 upa)" to "Large Lot Duplex or Large  
Lot Single Family (2-10 upa); to amend the "Transition Landscape Buffer" east of  
166 Street; and to amend the Large Lot Single Family lot dimensions for proposed  
Lot 15.

RES.R17-1426

Carried

It was

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

Amendment Bylaw, 2015, No. 18489" be finally adopted, signed by the Mayor and  
Clerk, and sealed with the Corporate Seal.

RES.R17-1427

Carried

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18490"  
7914-0118-00 – RH to RF – 2584 – 166 Street - to subdivide into 1 single family lot.

Approved by Council: July 13, 2015

It was Moved by Councillor Gill  
Seconded by Councillor Hayne  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2015, No. 18490" be finally adopted, signed by the Mayor and  
Clerk, and sealed with the Corporate Seal.

RES.R17-1428

Carried

**Development Permit No. 7914-0118-00**

16706 – 26 Avenue and 2584 – 166 Street

To permit subdivision into 14 semi-detached duplex lots and 1 single family lot.

Authorized to draft: November 16, 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. 7914-0118-00 .

RES.R17-1429

Carried

- 6. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18653"  
7915-0141-00 – His Grace Holdings Inc.  
c/o Aplin & Martin Consultants Ltd. (Anya Paskovic)  
RA to CD - 10219 – 176 Street – to subdivide into 5 small suburban lots and 1 park lot.

**Note:** Change in ownership

Approved by Council: February 1, 2016

It was Moved by Councillor Gill  
Seconded by Councillor Hayne  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2016, No. 18653" be finally adopted, signed by the Mayor and  
Clerk, and sealed with the Corporate Seal.

RES.R17-1430

Carried

**Development Variance Permit No. 7915-0141-00**

10219 - 176 Street

To reduce the minimum setback distance for a "Natural Class B Stream" in order to permit subdivision into 5 suburban lots and an open space.

Supported by Council: April 24, 2017

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

- (a) In Section B.1 of Part 7A "Streamside Protection", the minimum streamside setback area for a "Natural Class B (yellow-coded) Stream" as measured from top-of-bank is reduced from 15 metres (50 ft.) to a minimum of 12 metres (39 ft.).

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. 7915-0141-00 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.R17-1431

Carried

**Development Permit No. 7915-0141-00**

10219 - 176 Street

To allow subdivision into 5 small suburban lots and 1 park lot.

Authorized to draft: April 3, 2017

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. 7915-0141-00 .

RES.R17-1432

Carried



7. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18867"  
7916-0046-00 – Qualico Developments (Vancouver) Inc. and City of Surrey  
c/o Aplin & Martin Consultants Ltd. (Jeremiah Boucher)  
RA to RF - RA to RF – 10309 and 10333 – 165 Street (formerly known as 10309 and  
10333 - Parkview Place), Portion of 165 Street (formerly known as Parkview Place) -  
To subdivide into 11 single family lots - to subdivide into 11 single family lots.

**Note:** Change in agent

Approved by Council: September 12, 2016

It was Moved by Councillor Gill  
Seconded by Councillor Hayne  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2016, No. 18867" be finally adopted, signed by the Mayor and  
Clerk, and sealed with the Corporate Seal.

RES.R17-1433

Carried

**Development Variance Permit No. 7916-0046-00**

10309 and 10333 – 165 Street (formerly known as 10309 and 10333 Parkview Place)  
To reduce the minimum lot depth for proposed lot 2, minimum east rear setback  
for proposed lot 10, and minimum lot depth, west front yard setback and east rear  
yard setback for proposed lot 11. This variance will allow for efficient site plans.

Supported by Council: October 3, 2016

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

- (a) Section K of Part 16 Single Family Residential Zone (RF) is varied to reduce the minimum lot depth as follows:
- i. from 28 metres (92 ft.) to 26 metres (85 ft.) for proposed Lot 2; and
  - ii. from 28 metres (92 ft.) to 16 metres (52 ft.) for proposed Lot 11.
- (b) Section F of Part 16 Single Family Residential Zone (RF) is varied to reduce the minimum setbacks as follows:
- i. from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) for 50% and 6.0 metres (20 ft.) for the remaining 50% of the east rear yard setback for proposed Lot 10;
  - ii. from 7.5 metres (25 ft.) to 3.6 metres (12 ft.) for the west front yard setback for proposed Lot 11; and
  - iii. from 7.5 metres (25 ft.) to 1.2 metres (4 ft.) for the east rear yard setback for proposed Lot 11.

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. 7916-0046-00 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.R17-1434

Carried

8. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18626"  
 7915-0102-00 – Mahil Holdings Ltd.  
 c/o Hub Engineering Inc. (Mike Kompter)  
 RA to RH - 2810 and 2840 – 144 Street - to subdivide into 4 single family lots.

**Note:** Change in ownership

Approved by Council: December 14, 2015

- \* At the January 11, 2016 Regular Council – Public Hearing, Council noted concerns regarding potential sight line issues along 144 Street at the intersection of 28 Avenue and drainage concerns. Planning and Development advise (see memorandum dated May 3, 2017 in back-up) that road widening and curb work at the intersection will improve movements at this location. The applicant has submitted a drainage mitigation plan, including on-site and off-site measures, which staff feel will address the drainage concerns.
- \* Planning and Development advise that it is in order for Council to pass a resolution amending the Central Semiahmoo Peninsula Local Area Plan to redesignate the site from One-Acre to Half-Acre Gross Density.

It was Moved by Councillor Gill  
 Seconded by Councillor Hayne  
 That Council amend the Central Semiahmoo  
 Peninsula Local Area Plan to redesignate the site from One-Acre to Half-Acre  
 Gross Density.

RES.R17-1435

Carried

It was Moved by Councillor Gill  
 Seconded by Councillor Hayne  
 That "Surrey Zoning Bylaw, 1993, No. 12000,  
 Amendment Bylaw, 2015, No. 18626" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R17-1436

Carried

**Development Variance Permit No. 7915-0102-00**

2810 and 2840 - 144 Street

To reduce the minimum lot width and side yard setback on proposed lot 4.

Supported by Council: January 11, 2016

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

- (a) In Section K.3 Subdivision of Part 14 Half-Acre Residential Zone (RH), the minimum *Lot Width* is reduced from 30 metres (100 ft.) to 24 metres (79 ft) on proposed Lot 4.
- (b) In Section F. Yards and Setbacks of Part 14 Half-Acre Residential Zone (RH), the minimum *Side Yard setback* for the *Principal Building* is reduced from 4.5 metres (15 ft.) to 2.75 metres (9 ft.) on the west side yard of proposed Lot 4.

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. 7915-0102-00 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.R17-1437

Carried

- 9. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18398" 7914-0168-00 - Satnam Athwal c/o Coastland Engineering and Surveying Ltd. (Mike Helle) RA to RH - 9061 - 164 Street - to subdivide into 2 half-acre residential lots.

**Note:** Change in ownership

Approved by Council: January 12, 2015

It was Moved by Councillor Gill  
Seconded by Councillor Hayne  
That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18398" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R17-1438

Carried



**Development Variance Permit No. 7914-0168-00**

9061 - 164 Street

To reduce the minimum lot width and side yard setbacks in order to construct standard-sized homes on the proposed lots.

Supported by Council: September 28, 2015

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

- (a) In Section K of Part 14 "Half-Acre Residential Zone (RH)", the minimum lot width is reduced from 30 metres (98 ft.) to 24 metres (79 ft.);
- (b) In Section F of Part 14 "Half-Acre Residential Zone (RH)", the minimum south side yard setback for proposed Lot 1 is reduced from 4.5 metres (15 ft.) to 3.0 metres (10 ft.); and
- (c) In Section F of Part 14 "Half-Acre Residential Zone (RH)", the minimum north side yard setback for proposed Lot 2 from 4.5 metres (15 ft.) to 3.0 metres (10 ft.).

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

It was

Moved by Councillor Gill

Seconded by Councillor Hayne

That Development Variance Permit

No. 7914-0168-00 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.R17-1439

Carried**Development Permit No. 7914-0168-00**

9061 - 164 Street

To permit subdivision into 2 half-acre residential lots across from the ALR boundary.

Authorized to draft: 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 Hayne

That the Mayor and Clerk be authorized to

execute Development Permit No. 7914-0168-00.

RES.R17-1440

Carried

- 10. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18825"  
7912-0248-00 – Azadwinder Sumal and Robert Hiltz  
c/o Citiwest Consulting Ltd. (Roger Jawanda)  
RF to RF-10 – Portion of 12182 – 97 Avenue - to subdivide into 2 single family small lots.

Approved by Council: July 25, 2016

It was Moved by Councillor Gill  
 Seconded by Councillor Hayne  
 That "Surrey Zoning Bylaw, 1993, No. 12000,  
 Amendment Bylaw, 2016, No. 18825" be finally adopted, signed by the Mayor and  
 Clerk, and sealed with the Corporate Seal.

RES.R17-1441

Carried

**Development Variance Permit No. 7912-0248-00**

12182 – 97 Avenue

To allow front driveway access and attached single-wide garages on the southern lots in order to meet off-street parking requirements.

Supported by Council: September 12, 2016

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

- (a) In Section H.1 Off-Street Parking of Part 17C "Single Family Residential (10) Zone", the requirement to provide a driveway from a rear lane is waived to allow a front access driveway for proposed Lots 1 and 2.
- (b) Section H.6 Off-Street Parking of Part 17C "Single Family Residential (10) Zone" is varied to permit an attached garage on proposed Lots 1 and 2.

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. 7912-0248-00 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.R17-1442

Carried

with Councillor Woods opposed

## PERMIT APPROVALS

**11. Development Variance Permit No. 7916-0707-00**

Travis and Laura Brine  
 c/o Hyer Homes & Renovations Ltd. (Sherri Anderson)  
 12526 - 28 Avenue

To reduce the minimum setback distance for a "Natural Class B Stream" from in order to facilitate construction of a single family dwelling with a side yard.

Supported by Council: April 24, 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 "Class B Stream" is reduced from 15 metres (50 ft.) to not less than 1.4 metres (5 ft.).

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. 7916-0707-00 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.R17-1443

Carried  
 with Councillor Woods opposed

**Development Permit No. 7916-0707-00**

12526 - 28 Avenue

To relax the minimum streamside protection setback to facilitate the construction of a single family dwelling.

Authorized to draft: April 3, 2017

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. 7916-0707-00 .

RES.R17-1444

Carried  
 with Councillor Woods opposed

12. **Development Variance Permit No. 7916-0106-00**

City of Surrey

c/o Mosaic Avenue Development Ltd. (Rob Elliott)

17555 and 17568 – 57A Avenue

To reduce the north yard setback for tandem parking spaces for proposed Building 11 and to vary the off street parking requirements. In addition, the applicant is seeking to vary the Development Cost Charge rate based on the RM-30 Zone to reflect the proposed development of 112 townhouse units.

**Note:** Change in agent

Supported by Council: November 7, 2016

- \* Planning and Development advise (see memorandum dated May 3, 2017 in back-up) that it is in order for Council to pass a resolution amending the Cloverdale Town Centre Plan to redesignate the site from Residential/Commercial and Parks/Open Space to Townhouses and a modification to the road network.

It was

Moved by Councillor Gill

Seconded by Councillor Hayne

That Council is requested to amend the

Cloverdale Town Centre Plan to redesignate the site from Residential/Commercial and Parks/Open Space to Townhouses and a modification to the road network.

RES.R17-1445

Carried

To vary "Surrey Zoning By-law, 1993, No. 12000", Amendment Bylaw 2011, No. 17464, Amendment Bylaw, 2015, No. 18407 as amended, as follows:

- (a) In Section F Yards and Setbacks, the minimum north yard setback is reduced from 3.0 metres (10 ft.) to 2.2 metres (7 ft.) for proposed Building 11 only;
- (b) In Section H.4 Off Street Parking, the location of the required off-street parking spaces is varied to permit one unenclosed resident tandem parking space per dwelling unit for a total of fifty-six (56) dwelling units; and
- (c) In Section L.8 Other Regulations, the development cost charges for ground oriented multiple unit residential buildings shall be based on the RM-30 Zone.

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. 7916-0106-00 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.R17-1446

Carried**Development Permit No. 7916-0106-00**

17555 and 17568 – 57A Avenue

To permit the development of 112 townhouses.

Authorized to draft: October 24, 2016

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. 7916-0106-00 .

RES.R17-1447

Carried**13. Development Variance Permit No. 7916-0607-00**

Prabhjot, Vijaydeep, Basant and Jagdip Mann  
 c/o Urban Flare Developments Inc. (Harwinder Hehar)  
 8919 – 192 Street

To reduce the minimum setback distance for a "Natural Class A Stream" to allow  
 construction of a new single family dwelling.

Supported by Council: December 19, 2016

- \* Planning and Development advise (see memorandum dated May 3, 2017 in back-up)  
 subsequent to Council support of the Development Variance Permit (DVP) and  
 Development Permit (DP) for both Sensitive Ecosystem – Streamside and Hazard Land  
 – Steep Slope it was determined that a Farm Protection DP was also required. The  
 Development Permit has been amended accordingly.

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

- (a) In the table in Section B.2 of Part 7A "Streamside Protection", the  
 minimum required distance from top-of-bank of a "Natural Class A Stream"  
 is reduced from 15 metres (50 ft.) to 5 metres (16 ft.).

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. 7916-0607-00 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.R17-1448

Carried**Development Permit No. 7916-0607-00**

8919 - 192 Street

To allow for the construction of a new single family dwelling.

Authorized to draft: December 5, 2016

- \* The revised project has been supported by the Agriculture and Food Security  
 Advisory Committee. Amendments to the Development Permit have been made  
 to include a Farm Protection Landscape Buffer.

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. 7916-0607-00 .

RES.R17-1449

Carried14. **Development Permit No. 7916-0397-00**

54A Avenue Holdings Ltd.

c/o JM Architecture Inc. (Joseph Minten)

15055 - 54A Avenue

To allow façade changes to existing buildings on site.

Authorized to draft: April 3, 2017

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. 7916-0397-00 .

RES.R17-1450

Carried

## APPLICATIONS/BYLAWS/PERMITS TO BE CLOSED

15. **Development Application No. 7912-0162-00**  
Cloverdale Paints Inc.  
c/o RKTG Consulting Engineers (Allan Austin)  
6950 King George Boulevard

\* Planning and Development advise (see memorandum dated April 24, 2017 in back-up) that the applicant did not respond to a registered letter giving them 30 days to address outstanding requirements for Application No. 7912-0162-00.

It was

Moved by Councillor Gill  
Seconded by Councillor Hayne  
That Application No. 7912-0162-00 be closed  
Carried

RES.R17-1451

## MISCELLANEOUS

16. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16637"  
7906-0266-00 – Landstar Projects Ltd.  
c/o WSP Group (Dexter Hirabe)  
RA to RF-12 and RF-12C - 58 - 171 Street - to allow subdivision into 11 single family lots and a remainder lot.

**Note:** Change in ownership and agent

- \* An initial Public Hearing was held on By-law No. 16637 on April 28, 2008.
- \* Planning and Development advise (see memorandum dated May 2, 2017 in back-up) that the delay between Third Reading and Final Adoption is due to servicing of the project, which required obtaining an off-site Statutory Right-of-Way (ROW) from NavCanada.
- \* There has been no changes to the proposed lot yield, layout, density or alignment of roads or lanes.
- \* At the April 24, 2017 Regular Council – Public Hearing meeting Council passed a motion to refer By-law No. 16637 back to staff and requested a new Public Hearing.

In consideration that the application has not changed and the new information regarding the lengthy delay Council discussed that there was no need to have a second Public Hearing.

It was Moved by Councillor Hayne  
Seconded by Councillor Gill  
That Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2008, No. 16637 be finally adopted, signed by the Mayor and  
Clerk, and sealed with the Corporate Seal.

RES.R17-1452

Carried  
with Councillor Woods opposed

I. CLERKS REPORT

J. OTHER BUSINESS

K. ADJOURNMENT

It was Moved by Councillor Gill  
Seconded by Councillor Hayne  
That the May 8, 2017 Regular Council - Land  
Use meeting be adjourned.

RES.R17-1453

Carried

The Regular Council - Land Use meeting adjourned at 6:19 p.m.

Certified correct:

  
Jane Sullivan, City Clerk

  
Mayor Linda Hepner