

Present:

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

Absent:

Councillor Martin

Staff Present:

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

It was
address Item No. Loo2 prior to the Land Use
RES.R17-2225

Moved by Councillor Gill
Seconded by Councillor Villeneuve
That the agenda be varied in order to
portion of the meeting.
Carried

E. CORPORATE REPORTS

The Corporate Report, under the date of July 24, 2017, was considered and dealt with as follows:

Item No. Loo2 Proposed Amendments to Residential Zones in the Zoning By-law
File: 5480-01

Note: See Bylaw Nos. 19333 and 19334 under Section H.

The General Manager, Planning & Development submitted a report concerning proposed adjustments to the way in which "extended height" or "open-to-below" (space under vaulted ceilings) area is calculated in various single-family zones in order to achieve consistency with other single-family zones in this regard, and it also introduces a new single family zone (Quarter Acre Residential - RQ) to regulate the development of suburban lots at a density of 10 units per hectare (4 units per acre), including provisions for encouraging allocation of public open space as part of the subdivision. This new zone is intended to reduce the number of site-specific Comprehensive Development (CD) Zones being created in suburban infill areas.

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

It was

Moved by Councillor Gill
Seconded by Councillor Villeneuve
That Council:

1. Approve proposed changes to the Half Acre Residential (RH) Zone, Half Acre Residential Gross Density (RH-G) Zone, Cluster Residential (RC) Zone, Single Family Residential Oceanfront (RF-O) Zone, Single Family Residential (RF) Zone, Single Family Residential Secondary Suite (RF-SS) Zone, Single Family Residential Gross Density (RF-G) Zone, and Single Family Residential (12) Coach House (RF-12C) Zone of *Surrey Zoning By-law, 1993, No. 12000* as described in Corporate Report Looz and as documented in Appendix "I;"
2. Approve a new proposed Quarter Acre Residential (RQ) Zone as described in the report and as documented in Appendix "II;" and
3. Instruct the City Clerk to bring forward the required readings of the associated amending bylaws and to set a date for the related public hearing.

RES.R17-2226

Carried

A. ADOPTION OF MINUTES

B. LAND USE APPLICATIONS

RESIDENTIAL/INSTITUTIONAL

FLEETWOOD/GUILDFORD

1. **7913-0243-00**
9292 - 162A Street
Natalie Pullman, Citiwest Consulting Ltd.
Sukhwant S. Saran, Kuljeet K. Saran
OCP Amendment from Suburban to Urban / Rezoning from RH 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 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 "Half-Acre Residential Zone (RH)" to "Single Family Residential Zone (RF)" 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) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture; and
 - (e) provision of community benefit contribution for proposed Lots 1 and 2 to satisfy the OCP Amendment Policy for OCP Amendment applications.

RES.R17-2227

Carried

It was

Moved by Councillor Gill
 Seconded by Councillor Hayne
 That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2017, No. 19338" pass its first reading.

RES.R17-2228

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. 19338" pass its second reading.

RES.R17-2229

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. 19338" be held at the City Hall on September 11, 2017, at 7:00 p.m.

RES.R17-2230

Carried

RES.R17-2231 It was Moved by Councillor Gill
Seconded by Councillor Hayne
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2017, No. 19339" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R17-2232 It was Moved by Councillor Gill
Seconded by Councillor Hayne
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2017, No. 19339" pass its second reading.
Carried

RES.R17-2233 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. 19339" be held at the City
Hall on September 11, 2017, at 7:00 p.m.
Carried

NEWTON

2. **7916-0211-00**
6248 – 150 Street; 6262 – 150 Street
Mike Kompter, Hub Engineering Inc. / Owner:25 Sullivan Developments Ltd.
NCP Amendment for changes to the road network
Rezoning from RA to RF-12 and RF-13 / Development Variance Permit
to permit subdivision into 25 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 portions of the subject site shown on the Survey Plan (Appendix II) from "One Acre Residential Zone (RA)" to "Single Family Residential (12) Zone (RF-12)" for Block A and from "One-Acre Residential Zone (RA)" to Single Family Residential 13 Zone (RF-13)" for Block B, and a date be set for Public Hearing.

2. Council approve Development Variance Permit No. 7916-0211-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum lot depth of the Type II Interior Lot for the RF-13 Zone for proposed Lots 6, 15, 16 and 17 from 24 metres (79 ft.) to 23.8 metres (78 ft.);
 - (b) to reduce the minimum lot depth of the Type II Interior Lot for the RF-13 Zone for proposed Lot 14 from 24 metres (79 ft.) to 21 metres (69 ft.);
 - (c) to reduce the minimum lot depth of the Type II Corner Lot for the RF-13 Zone for proposed Lot 18 from 24 metres (79 ft.) to 23.8 metres (78 ft.); and
 - (d) to reduce the minimum lot depth of the Type II Interior Lot for the RF-13 Zone for proposed Lots 7 and 13 from 24 metres (79 ft.) to 22.3 metres (73 ft.).

3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of an acceptable tree survey and a statement regarding tree preservation;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
 - (g) registration of a Section 219 Restrictive Covenant to advise future owners of industrial uses to the north.

4. Council pass a resolution to amend the South Newton Neighbourhood Concept Plan to modify the road configuration in accordance with the proposed subdivision layout when the project is considered for final adoption.

RES.R17-2234

Carried

- (b) to reduce the minimum lot depth of the RF Zone from 28 metres (92 ft.) to 26.9 metres (88 ft.) for proposed Lots 2 and 4.

RES.R17-2238

CarriedSURREY CITY CENTRE/WHALLEY

4. **7916-0685-00**
12661 - 110 Avenue
Victor Jeon, WestStone Group / Waterstone Holdings No 2 Ltd.
 Development Variance Permit
to reduce the streamside setback area 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 Council approve Development Variance

Permit No. 7916-0685-00, 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 10.0 metres (33 ft.) at the northwest corner of the subject site, to proceed to Public Notification.

RES.R17-2239

CarriedCOMMERCIAL/INDUSTRIAL/AGRICULTURALCLOVERDALE/CLAYTON

5. **7915-0020-00**
5175 - 184 Street
Paul Loewen, Krahn Engineering Ltd. / 0865838 B.C. Ltd.
Director Information: Kenneth Kooyman, Jeffrey Kooyman
Officer Information as at November 9, 2016: Jeffrey Kooyman (Secretary)
Kenneth Kooyman (President)
 Rezoning from A-1 and IH to CD (based on A-1 and IH)
 Development Permit / Non-farm use under Section 20(3) of the ALC Act.
to allow the redevelopment of an abattoir facility and continuation of agricultural 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. Council refer the non-farm use application to the Agricultural Land Commission (ALC) with support.
2. A Bylaw be introduced to rezone the subject site from "General Agriculture Zone (A-1)" and "High Impact Industrial Zone (IH)" to "Comprehensive Development Zone (CD)". The applicant is required to obtain approval from the ALC for the proposed non-farm use prior to a Public Hearing being scheduled.
3. Council authorize staff to draft a Form and Character Development Permit generally in accordance with the attached drawings (Appendix II).
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) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (c) approval from the ALC for the non-farm use;
 - (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) submission of a Wildlife Biologist's (RPBio) report to confirm if barn owls are present on the site and outline mitigation measures to ensure adequate habitat protection; and
 - (g) approval by the Greater Vancouver Sewerage and Drainage District (GVS&DD) Board for the inclusion of the subject property into the GVS&DD Fraser Sewerage Area, should the proposed non-farm use be supported by the ALC.

RES.R17-2240

Carried

RESIDENTIAL/INSTITUTIONAL

SOUTH SURREY

7. **7916-0156-00**
2735 - 144 Street
Lori Joyce, H.Y. Engineering Ltd. / Rajinder K. Lally
Rezoning from RA to RH / Development Permit
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 Hayne
That:

1. A Bylaw be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" to "Half-Acre Residential Zone (RH)" and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7916-0156-00, for Sensitive Ecosystems, generally in accordance with the Ecosystem Development Plan prepared by Envirowest Consultants Inc.
3. Council instruct staff to resolve the following issue 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; and
 - (e) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department.

RES.R17-2244

Carried

- (b) rezone a portion of the subject site, shown as Block B, on the attached Survey Plan (Appendix II) from "Comprehensive Development Zone (CD)" (By-law No. 15443) and "One-Acre Residential Zone (RA)" to "Multiple Residential (30) Zone (RM-30)";

and a date for Public Hearing be set.

- 2. Council authorize staff to draft Development Permit No. 7915-0425-00 for the following:
 - (a) Form and Character; generally in accordance with the attached drawings (Appendix II);
 - (b) Hazard Lands, generally in accordance with the geotechnical assessment prepared by Able Geotechnical Ltd. and dated July 18, 2017; and
 - (c) Sensitive Ecosystems; generally in accordance with the Environmental reports prepared by Envirowest Consultants Inc. and Dillon Consulting Ltd.
- 3. Council approve Development Variance Permit No. 7915-0425-00 varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum front yard (south) setback of the C-5 Zone from 7.5 metres (25 ft.) to 3.5 metres (12 ft.);
 - (b) to reduce the minimum side yard (east) setback of the C-5 Zone from 7.5 metres (25 ft.) to 3.6 metres (12 ft.);
 - (c) to reduce the minimum front yard (south) setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.7 metres (15 ft.) to the top floor bay, 5 metres (16 ft.) to the building face and 3.5 metres (12 ft.) to the nearest porch post for Building 1 and 8;
 - (d) to reduce the minimum front yard (south) setback of the RM-30 Zone from 7.5 metres (25 ft.) to permit various setbacks of not less than 6.8 metres (22 ft.) to the top floor bay, 7.1 metres (23 ft.) to the building face and 5.5 metres (18 ft.) to the nearest deck post for Buildings 5, 6 and 7;
 - (e) to reduce the minimum side yard (east) setback of the RM-30 Zone from 7.5 metres (25 ft.) to permit various setbacks of not less than 5.4 metres (18 ft.) to the top floor bay, 6 metres (20 ft.) to the building face and 4 metres (13 ft.) to the nearest deck post for Building 1 and 2;

- (f) to reduce the minimum side yard (west) setback of the RM-30 Zone from 7.5 metres (25 ft.) to permit various setbacks of not less than 7 metres (23 ft.) to the top floor bay and 5.7 metres (19 ft.) to the nearest deck post for Building 8 as well as 7 metres (23 ft.) to the electrical room for Building 5;
 - (g) to reduce the minimum rear yard (north) setback of the RM-30 Zone from 7.5 metres (25 ft.) to permit various setbacks of not less than 4 metres (13 ft.) to the top floor bays, 4.6 metres (15 ft.) to the building face and 2.7 metres (9 ft.) to the nearest deck post for Buildings 2, 3 and 4 as well as 2.65 metres (9 ft.) to the electrical room for Building 1.
 - (h) to permit two visitor parking spaces to be located within the minimum front yard (south) setback of the townhouse development between Building 6 and Building 7; and
 - (i) to reduce the minimum setback requirement from top-of-bank for a Class A watercourse from 30 metres (98 ft.) to 13 metres (43 ft.), at the closest point, to accommodate the proposed development.
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 an acceptable lot grading plan to the satisfaction of the Planning and Development Department;
 - (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 satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (g) resolution of all urban design issues 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) modification of the existing reciprocal access easement registered on title (BA91822) between 14445 - 64 Avenue, 14451 - 64 Avenue and 14467 - 64 Avenue to reflect the proposed vehicular circulation pattern (Appendix II);
- (j) discharge the Restrictive Covenant registered on title (BA91812) against 14451 - 64 Avenue which identifies specific fencing requirements and prohibits buildings or structures within the covenant area for the purposes of watercourse preservation;
- (k) discharge the Easement registered on title (BA91814) against 14467 - 64 Avenue that permits reciprocal access, vehicle storage, garbage storage and collection as well as access to amenity space;
- (l) registration of a Section 219 Restrictive Covenant on the townhouse development to specifically identify the allowable tandem parking arrangement and to prohibit the conversion of the tandem parking spaces into liveable space;
- (m) 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
- (n) registration of a Section 219 Restrictive Covenant that requires all fencing adjacent to parkland or riparian areas be permeable, no higher than 1.2 meters (4 ft.) and located on private property.

RES.R17-2248

Carried

It was

Moved by Councillor Gill
 Seconded by Councillor Hayne
 "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2017, No. 19343" pass its first reading.

RES.R17-2249

Carried

The said Bylaw was then read for the second time.

It was

Moved by Councillor Gill
 Seconded by Councillor Hayne
 "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2017, No. 19343" pass its second reading.

RES.R17-2250

Carried

It was then Moved by Councillor Gill
 Seconded by Councillor Hayne
 That the Public Hearing "Surrey Zoning
 Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19343" be held at the City
 Hall on September 11, 2017, at 7:00 p.m.

RES.R17-2251

Carried**C. ITEMS REFERRED BACK****RESIDENTIAL/INSTITUTIONAL****SOUTH SURREY**

1. **7914-0354-00**
16613 - 24 Avenue; 16637 - 24 Avenue; 16667 - 24 Avenue;
Maciej Dembek, Barnett Dembek Architects Inc. / 1017187 B.C. Ltd.
Director Information: Stephen E. Barker
Officer Information as at October 23, 2015: Stephen E. Barker (President,
Secretary)
 Rezoning from RA to RM-30 and CD (based on RM-70)
 Development Permit / Development Variance Permit
to permit the development of approximately 88 townhouse units and approximately
109 apartment units.

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

In response to questions from Council, staff provided the following information:

- The project has added nine additional units since the project was initially proposed, for a total of 88 townhomes.
- It is staff's understanding that property is to be sold to the developer Dawson and Sawyer. The project will still be required to meet all the design guidelines. If the property is sold again, the future owner would also be required to follow the design guidelines.
- The applicant has provided additional amenity space as part of the application in order to comply with the zoning bylaw.
- The applicant is in compliance with the parking requirements as per the zoning bylaw.

Council expressed concern regarding the change in ownership, and would like to ensure that the final product is the proposal that is approved by Council. Concerns were also expressed for existing school capacity issues in the Grandview area.

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

1. Council authorize staff to draft Development Permit No.7914-0354-00 generally in accordance with the attached drawings with respect to the proposed townhouse portion of the site (Appendix II).
2. In addition to the items identified in the July 11, 2016 Planning Report, Council instruct staff to resolve the following issues prior to final adoption:
 - (a) revision of street-fronting units to provide more vertical differentiation between the units.

RES.R17-2252

Carried
 With Councillor Woods opposed.

COMMERCIAL/INDUSTRIAL/AGRICULTURAL

SOUTH SURREY

2. **7915-0185-00**
3032 - Croydon Drive; 3035 - 156 Street
Maggie Koka, Aplin & Martin Consultants Ltd.
Rosemary Business Park Ltd., City Of Surrey
 OCP Amendment for a portion from "Urban" to "Mixed Employment"
 Rezoning from RA and IB to CD (based on IB-3) / Development Permit
to permit the development of a two-storey multi-tenant business park building and a future three-storey business park 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 receive this report as information.
2. Council grant Third Reading to OCP Amendment Bylaw No. 19296 and Rezoning Bylaw No. 19297.
3. Council file Development Variance Permit No. 7915-0185-00.

RES.R17-2253

Carried

RES.R17-2254 It was Moved by Councillor Gill
Seconded by Councillor Hayne
That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2017, No. 19296" pass its third reading.
Carried

RES.R17-2255 It was Moved by Councillor Gill
Seconded by Councillor Hayne
That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19297" pass its third reading.
Carried

RES.R17-2256 It was Moved by Councillor Gill
Seconded by Councillor Hayne
That Development Variance Permit No. 7915-0185-00 be filed.
Carried
With Councillor Villeneuve opposed.

RESIDENTIAL/INSTITUTIONAL

NEWTON

3. 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 Planning & Development Department were recommending that Council grant Third Reading to Rezoning Bylaw No. 19256.

RES.R17-2257 It was Moved by Councillor Gill
Seconded by Councillor Hayne
That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19256" pass its third reading.
Carried
With Councillor Woods opposed.

RESIDENTIAL/INSTITUTIONALSOUTH SURREY

4. **7914-0213-00**
18147 - o Avenue; 18253 - o Avenue; 18115 - o Avenue
Maggie Koka, Aplin & Martin Consultants Ltd.
Lapierre Holdings Ltd., Hazelmere Golf & Tennis Club
OCP Amendment from Agricultural to Suburban
Rezoning from A-1 to RQ, from A-1 to CPG, and from CPG to A-1
Development Permit / ALR inclusion, Non-Farm Use, and Subdivision
to allow subdivision into approximately 145 single family lots.

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

Council noted positive aspects of the application, including the provision of land into the Agricultural Land Reserve, and the ability to provide additional water to local creeks. Council requested that prior to the public hearing, staff clarify where the servicing for the site would be located, and indicate that the intent of the servicing would be to serve the local community adjacent to the golf course.

Concerns were expressed for the proposal, noting that there are issues with respect to infrastructure and school capacity in the area. It was also noted that the proposal is not supporting the Metro Vancouver Regional Growth Strategy.

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

1. A Bylaw be introduced to amend the Official Community Plan (OCP) by redesignating the non-Agricultural Land Reserve (ALR) portion of the subject site from Agricultural to Suburban 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 portion of the site shown as Block B in Appendix II from "General Agriculture Zone (A-1)" to "Golf Course Zone (CPG)";
 - the portion of the site shown as Block C in Appendix II from "Golf Course Zone (CPG)" to "General Agriculture Zone (A-1)"; and

- the portion of the site shown as Block E in Appendix II and the properties at 18147 and 18253 – 0 Avenue from "General Agriculture Zone (A-1)" to "Quarter Acre Residential Zone (RQ)";

and a date be set for Public Hearing.

4. Council authorize staff to refer the application to Metro Vancouver for consideration of the following upon the application receiving Third Reading:
 - to amend the Metro Vancouver Regional Growth Strategy (RGS) designation for the non-Agricultural Land Reserve (ALR) portion of the site from Rural to General Urban;
 - to amend the Urban Containment Boundary to include the non-ALR portion of the site; and
 - to include the non-ALR portion of the subject site within the Greater Vancouver Sewerage and Drainage District's (GVS&DD) Fraser Sewerage Area.
5. Council authorize staff to refer the application to the Agricultural Land Commission (ALC) for consideration of the following upon the application receiving Third Reading:
 - inclusion of a 1.6 hectare (3.9 acre) portion of the property at 18115-0 Avenue into the ALR;
 - non-farm use to permit stormwater runoff into the proposed habitat ponds in the ALR; and
 - subdivision to create a 4.6 hectare (11.3 acre) lot within the ALR, comprised of riparian area and habitat ponds, for conveying to the City for conservation purposes.
6. Council authorize staff to draft Development Permit No. 7914-0213-00 for Hazard Lands (steep slopes), Farm Protection and for Sensitive Ecosystems.
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 Metro Vancouver:

- to amend the Metro Vancouver Regional Growth Strategy (RGS) designation for the non-Agricultural Land Reserve (ALR) portion of the site from Rural to General Urban;
 - to amend the Urban Containment Boundary to include the non-ALR portion of the site; and
 - to include the non-ALR portion of the subject site within the Greater Vancouver Sewerage and Drainage District's (GVS&DD) Fraser Sewerage Area.
- (d) approval from the Agricultural Land Commission (ALC);
- (e) approval from the Ministry of Forests, Lands and Natural Resource Operations under the Water Sustainability Act;
- (f) the properties at 18147 and 18253 – 0 Avenue be remediated to the satisfaction of the Ministry of Environment;
- (g) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
- (h) submission of a park development plan, cost estimate for park works, and securities for the proposed onsite park works to the specifications and satisfaction of the Parks Recreation & Culture Department;
- (i) provision of a community benefit to satisfy the OCP Amendment policy for OCP Amendment applications;
- (j) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (k) submission of a finalized lot grading plan which addresses staff concerns regarding the height and location of the currently proposed retaining walls, to the satisfaction of the General Manager, Planning & Development Department;
- (l) registration of a Section 219 No-build Restrictive Covenant on the proposed lots which contain retaining walls to ensure that the retaining walls are installed with a Building Permit and are completed prior to any Building Permits being issued for single family dwelling construction;
- (m) registration of a Section 219 Restrictive Covenant and easement on the proposed lots which contain retaining walls to protect a 4 metre (13 ft.) wide access corridor for the purposes of retaining wall maintenance and also a minimum 2.0-metre (7 ft.) wide access corridor along side yard lot lines to provide access to the rear of the lot;

- (n) registration of a Section 219 Restrictive Covenant to ensure retaining walls are constructed, repaired, maintained and replaced in accordance with the geotechnical report, retaining wall plans and the retaining maintenance report at the sole cost of the future land owners;
- (o) registration of a Section 219 Restrictive Covenant to restrict the placement of fill upon the lands according to the approved lot grading plan and otherwise adhere to the approved lot grading plan, and to require that the foundations of any buildings, houses or other structures have foundations engineered in accordance with the approved geotechnical report;
- (p) registration of a Section 219 Restrictive Covenant for the purposes of tree preservation on the proposed lots containing retained trees;
- (q) registration of a Section 219 Restrictive Covenant on proposed Lots 51-54 and 89-94 to ensure that a minimum 30-metre (98-ft.) building setback from the Agricultural Land Reserve (ALR) boundary is provided;
- (r) registration of a Section 219 Restrictive Covenant on proposed lots within 200 metres (660 sq.ft.) of the ALR boundary advising future homeowners of the potential farm operations on the adjacent agricultural lands;
- (s) registration of a Section 219 Restrictive Covenant to ensure the various restrictions required in the provided raptor nest protection/mitigation plan are followed for the existing red-tailed hawk nest, bald eagle nest and great horned owl nest on the site and the barn owl nest on the property to the west at 17951 – 0 Avenue;
- (t) registration of an appropriate Building Scheme to the satisfaction of the General Manager, Planning & Development Department;
- (u) submission of a hydrological report, to the satisfaction of City staff, demonstrating how pre-development flows into the proposed City park land adjacent to the ALR will be maintained post-development; and
- (v) completion of a P-15 agreement.

RES.R17-2258

Carried

With Councillor Villeneuve opposed.

It was

Moved by Councillor Gill

Seconded by Councillor Hayne

That "Surrey Official Community Plan Bylaw,

2013, No. 18020, Amendment Bylaw, 2017, No. 19344" pass its first reading.

RES.R17-2259

Carried

With Councillor Villeneuve opposed.

The said Bylaw was then read for the second time.

RES.R17-2260 It was Moved by Councillor Gill
Seconded by Councillor Hayne
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2017, No. 19345" pass its second reading.
Carried
With Councillor Villeneuve opposed.

RES.R17-2261 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. 19344" be
held at the City Hall on September 11, 2017, at 7:00 p.m.
Carried
With Councillor Villeneuve opposed.

RES.R17-2262 It was Moved by Councillor Gill
Seconded by Councillor Hayne
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2017, No. 19345" pass its first reading.
Carried
With Councillor Villeneuve opposed.

The said Bylaw was then read for the second time.

RES.R17-2263 It was Moved by Councillor Gill
Seconded by Councillor Hayne
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2017, No. 19345" pass its second reading.
Carried
With Councillor Villeneuve opposed.

RES.R17-2264 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. 19345" be held at the City
Hall on September 11, 2017, at 7:00 p.m.
Carried
With Councillor Villeneuve opposed.

D. LAND USE CONTRACT TERMINATION

F. CORRESPONDENCE

G. NOTICE OF MOTION

H. BYLAWS AND PERMITS

BYLAWS WITH PERMITS

1. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 19066"
7916-0308-00 – Fiona and Roger Mulligan
c/o H.Y. Engineering Ltd. (Lori Joyce)
RF to RF-10 – 15779 Cranley Drive - to subdivide into 4 single family small lots.

Approved by Council: December 19, 2016

- * Planning and Development advise (see memorandum dated July 18, 2017 in back-up) that it is in order for Council to pass a resolution amending the King George Highway Corridor Land Use/Development Concept Plan to introduce a new land use designation "Single Family Residential (Small Lots)" and to redesignate the site from "Mobile Home Park" to "Single Family Residential (Small Lots)".

It was

Moved by Councillor Gill

Seconded by Councillor Hayne

That Council amend the King George

Highway Corridor Land Use/Development Concept Plan to introduce a new land use designation "Single Family Residential (Small Lots)" and to redesignate the site from "Mobile Home Park" to "Single Family Residential (Small Lots)".

RES.R17-2265

Carried

It was

Moved by Councillor Gill

Seconded by Councillor Hayne

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

Amendment Bylaw, 2016, No. 19066" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R17-2266

Carried

Development Variance Permit No. 7916-0308-00

15779 Cranley Drive

To reduce the minimum lot width and rear yard setback and increase the front yard fence height for proposed lot 2 in order to accommodate the irregular shape of the lot and install a sound attenuation fence. The applicant is also proposing to reduce the minimum lot depth, rear yard setback for accessory buildings and minimum separation between the principal building and an accessory building on proposed lots 1, 3 and 4, allowing rear lane access and facilitating the construction of houses to the maximum allowable size.

Supported by Council: February 6, 2017

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

- (a) In Section K. Subdivision of Part 17C "Single Family Residential (10) Zone (RF-10)" the minimum lot depth of the Type I Interior Lot is reduced from 30 metres (98 ft.) to 28 metres (92 ft.) for Lots 1, 3, and 4;
- (b) In Section F. Yards and Setbacks of Part 17C "Single Family Residential (10) Zone (RF-10)" the minimum rear yard setback for accessory buildings of the Type I Interior Lot is reduced from 1.2 metres (4 ft.) to 1.0 metre (3 ft.) for Lots 1, 3, and 4;
- (c) In Section F. Yards and Setbacks of Part 17C "Single Family Residential (10) Zone (RF-10)" the minimum separation distance required between the principal building and accessory buildings of the Type I Interior Lot is reduced from 6.5 metres (21 ft.) to 5 metres (16.5 ft.) for Lots 1, 3, and 4;
- (d) In Section K. Subdivision of Part 17C "Single Family Residential (10) Zone (RF-10)" the minimum lot width of the Type II Interior Lot is reduced from 12.3 metres (40 ft.) to 12.2 metres (40 ft.) for Lot 2;
- (e) In Section F. Yards and Setbacks of Part 17C "Single Family Residential (10) Zone (RF-10)" the minimum rear yard setback of the Type II Interior Lot is reduced from 7.5 metres (25 ft.) to 1.0 metre (3 ft.) to the face of the garage and 7.4 metres (24 ft.) to the remaining portion of the principal building for Lot 2;
- (f) In Section E. Sub-section 8(a)ii. of Part 4 "General Provisions" the maximum fence height within a front yard is increased from 1.2 metres (4 ft.) to 1.8 metres (6 ft.) for Lot 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. 7916-0308-00 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.R17-2267

Carried

- 2. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2017, No. 19213"
 7916-0191-00 – Canadian Horizons (18th Avenue) Land Corp.
 c/o Aplin & Martin Consultants Ltd. (Maggie Koka)
 To redesignate the site a Portion of 1645 – 168 Street from Suburban to Urban.

Approved by Council: April 3, 2017

- * Planning and Development advise (see memorandum dated July 19, 2017 in back-up) that it is in order for Council to pass a resolution amending the Sunnyside Heights Neighbourhood Concept Plan to re-designate a portion of the site 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.).

It was Moved by Councillor Gill
Seconded by Councillor Hayne
That Council amend the Sunnyside Heights Neighbourhood Concept Plan to re-designate a portion of the site 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.).

RES.R17-2268

Carried
With Councillor Woods opposed.

It was Moved by Councillor Gill
Seconded by Councillor Hayne
That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2017, No. 19213" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R17-2269

Carried
With Councillor Woods opposed.

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19214" RA to RF-13 - Portion of 1645 - 168 Street - to subdivide into 13 single family lots.

Approved by Council: April 3, 2017

It was Moved by Councillor Gill
Seconded by Councillor Hayne
That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19214" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R17-2270

Carried
With Councillor Woods opposed.

Development Variance Permit No. 7916-0191-00

1645 - 168 Street

To allow driveway access from 16A Avenue in order to permit front facing garages and maintain consistency with the properties on the north side of 16A Avenue.

Supported by Council: April 24, 2017

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

- (a) In Subsection H., Off-Street Parking, of Part 16B Single Family Residential (13) Zone, the provision requiring each lot obtain driveway access from the rear lane is varied to permit driveway access from 16A Avenue for Lots 1 to 13.

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. 7916-0191-00 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.R17-2271

Carried
 With Councillor Woods opposed.

Development Permit No. 7916-0191-00

1645 - 168 Street

To permit subdivision into 13 single family lots and one remainder parcel.

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. 7916-0191-00.

RES.R17-2272

Carried
 With Councillor Woods opposed.

3. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18678" 7915-0209-00 - Dosanjh Ventures Ltd., ROKM Development Ltd., 1000195 B.C. Ltd. (Director Information: Amy Hong Vo) and City of Surrey c/o Barnett Dembeck Architect Inc. (Lance Barnett) RM-D and RF to C-5 - 2358, 2368 and 2390/2392 - 156 Street - to develop a one-storey, multi-tenant commercial building.

Note: Change in ownership

Approved by Council: March 7, 2016

It was Moved by Councillor Gill
 Seconded by Councillor Hayne
 That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18678" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R17-2273

Carried
 With Councillor Woods opposed.

Development Variance Permit No. 7915-0209-00

2368 and 2390/2392 – 156 Street

To reduce setbacks and allow the garbage and recycling enclosure structure to be located within the east and south yard setbacks.

Supported by Council: April 24, 2017

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

- (a) Subsection F. Yards and Setbacks of Part 35 C-5 Zone, the minimum north yard setback (24 Avenue) is reduced from 7.5 metres (25 ft.) to 3.8 metres (12 ft.);
- (b) Subsection F. Yards and Setbacks of Part 35 C-5 Zone, the minimum west side yard setback (156 Street) is reduced from 7.5 metres (25 ft.) to 3.8 metres (12 ft.);
- (c) Subsection F. Yards and Setbacks of Part 35 C-5 Zone, the minimum south yard setback (23A Avenue) is reduced from 7.5 metres (25 ft.) to 3.8 metres (12 ft.); and
- (d) Subsection J.1 Special Regulations of Part 35 C-5 Zone, to permit the garbage/recycling containers to be located within the east and south yard setbacks.

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. 7915-0209-00 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.R17-2274

Carried
With Councillor Woods opposed.

Development Permit No. 7915-0209-00

2358, 2368 and 2390/2392 – 156 Street

To permit the development of a one-storey, multi-tenant commercial building.

Authorized to draft: March 7, 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. 7915-0209-00.

RES.R17-2275

Carried
With Councillor Woods opposed.

4. "Surrey Heritage Revitalization Agreement Bylaw, 2017, No. 19289"
 7916-0431-00 – City of Surrey
 c/o City of Surrey (Peter Joyce)
 5642 - 176A Street, 17671, 17675, 17735 - 56 Avenue (No. 10 Highway),
 17710 - 56A Avenue and Portion of Lane - To enter into a Heritage Revitalization
 Agreement to allow the relocation and preservation of Anderson Cabin.

Approved by Council: June 12, 2017

It was Moved by Councillor Gill
 Seconded by Councillor Hayne
 That "Surrey Heritage Revitalization
 Agreement Bylaw, 2017, No. 19289" be finally adopted, signed by the Mayor and
 Clerk, and sealed with the Corporate Seal.

RES.R17-2276

Carried

Development Variance Permit No. 7916-0431-00

5642 - 176A Street, 17671, 17675, 17735 - 56 Avenue (No. 10 Highway),
 17710 - 56A Avenue

To reduce the number of off-street parking spaces from 182 to 104 to permit the
 expansion of the surrey Museum and the relocation and preservation of Anderson
 Cabin.

Supported by Council: June 26, 2017

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

- (a) In Table C.1 Part 5 Off-Street Parking and Loading/Unloading, the
 minimum number of off-street parking spaces is reduced from 182 to 104.

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. 7916-0431-00 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.R17-2277

Carried

Development Permit No. 7916-0431-00

5642 - 176A Street, 17671, 17675, 17735 - 56 Avenue (No. 10 Highway),
17710-56A Avenue and Portion of Lane

To permit the expansion of the Surrey Museum and relocation and preservation of
Anderson Cabin.

Authorized to draft: June 12, 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. 7916-0431-00.

RES.R17-2278

Carried

5. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19254"
7916-0640-00 – T.M. Crest Homes (2007) Ltd.
c/o Barnett Dembek Architects Inc. (Maciej Dembek)
RA and CD (Bylaw No. 18538) to CD – 15633 and 15673 Mountain View Drive - to
develop 87 townhouse units.

Approved by Council: May 8, 2017

- * Planning and Development advise (see memorandum dated July 19, 2017 in back-up)
that it is in order for Council to pass a resolution amending the North Grandview
Heights Neighbourhood Concept Plan to redesignate the parcel at 15673 Mountain
View Drive from Cluster Housing (6-8 u.p.a.) to Townhouses 15 u.p.a. max.

It was Moved by Councillor Gill
Seconded by Councillor Hayne
That Council amend the North Grandview
Heights Neighbourhood Concept Plan to redesignate the parcel at
15673 Mountain View Drive from Cluster Housing (6-8 u.p.a.) to
Townhouses 15 u.p.a. max.

RES.R17-2279

Carried

It was Moved by Councillor Gill
Seconded by Councillor Hayne
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2017, No. 19254" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.

RES.R17-2280

Carried

Development Permit No. 7916-0640-00

15633 and 15673 Mountain View Drive

To permit the development of approximately 87 townhouse units.

Authorized to draft: May 8, 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. 7916-0640-00.

RES.R17-2281

Carried

6. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2013, No. 18108"
7911-0120-00 – Gurdwara Nanaksar Satsang Sabha Society
c/o M. Saar Architecture (Matti Saar)
RA and PA-1 to PA-2: portions of 14178 and 14212 – 88 Avenue (previously known
as 14210 – 88 Avenue) from in order to permit the expansion of the existing temple.

Note: Change in agent

Approved by Council: November 12, 2013

- * At the November 25, 2013 Regular Council – Public Hearing, Council requested that staff work with the applicant to create a Good Neighbour Agreement to address concerns raised during Public Hearing. Planning and Development advise (see memorandum dated July 19, 2017 in back-up) that a Good Neighbour Agreement, prohibiting and restricting a number of uses on the site, has been incorporated into a Restrictive Covenant and will be registered on title.

It was

Moved by Councillor Gill

Seconded by Councillor Hayne

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

Amendment Bylaw, 2013, No. 18108" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R17-2282

Carried**Development Variance Permit No. 7911-0120-00**

Portions of 14178 and 14212 – 88 Avenue (previously known as 14210 – 88 Avenue)

To accommodate two temple domes, reduce the width of the landscaping strip, allow parking in the front setback and to allow two additional fascia signs on the proposed expansion of the temple.

Supported by Council: November 25, 2013

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

- (a) to increase the maximum height of two (2) architectural projections (temple domes) on the proposed building from 9.0 metres (30 ft.) to 11.6 metres (38 ft.);
- (b) to reduce the minimum rear yard (south) setback of the PA-2 Zone from 11.6 metres (38 ft.) to 8.9 metres (29 ft.);
- (c) to reduce the minimum east side yard setback of the PA-2 Zone from 11.6 metres (38 ft.) to 8.6 metres (28 ft.);
- (d) to relax the minimum 3.0-metre (10 ft.) wide landscaping strip along portions of the south and east property line to a minimum of 1.1 metres (3.6 ft.); and
- (e) to vary Section H.2, Off-Street Parking and Loading/Unloading, of the PA-2 Zone to allow off-street parking within the front yard (north) setback.

To vary "Surrey Sign By-law, 1999, No. 13656", as amended as follows:

- (a) Sub-section 35(2)(a) of Part 7 Signs in Institutional Zones is varied to allow two (2) additional fascia signs on the proposed building on the subject property.

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.

7911-0120-00 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.R17-2283

Carried

Development Variance Permit No. 7911-0120-01

14178 and 14212 – 88 Avenue

To relax the minimum setback distance from the top-of-bank of "Natural Class A Stream" in order to allow for an expansion to the existing temple.

Supported by Council: October 24, 2016

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

- (a) In the table in Section B.1 of Part 7A "Streamside Protection", the minimum required distance from the top-of-bank of a "Natural Class A Stream" is reduced from 30 metres (100 ft.) to a minimum of 13 metres (43 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. 7911-0120-01 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.R17-2284

Carried

PERMIT APPROVALS

7. **Development Permit No. 7916-0716-00**
D. Gibb Investments Inc. and KBG Investments Inc.
c/o Kristofer Gibb
3487 - 191 Street
To permit the development of an industrial building.

Authorized to draft: May 29, 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. 7916-0716-00.

RES.R17-2285

Carried

8. **Development Permit No. 7917-0157-00**
Campbell Heights Surrey Property Ltd.
c/o CTA Design Group (John Kristianson)
18899 - 28 Avenue
To permit the development of an industrial warehouse facility.

Authorized to draft: July 10, 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. 7917-0157-00.

RES.R17-2286

Carried

INTRODUCTIONS

9. "Surrey Zoning Bylaw, 1993, No. 12000, Text Amendment Bylaw, 2017, No. 19333" 3900-20-19333 – Regulatory Text Amendment
"Surrey Zoning By-law, 1993, No. 12000", as amended, is further amended in Parts 14 (RH Zone), 15 (RH-G Zone), 15A (RC Zone), 15B RF-O Zone, 16 (RF Zone), 16A (RF-SS Zone), 17 (RF-G Zone) and 17B (RF-12C Zone) to adjust the way in which "extended height" or "open-to-below" area is calculated in order to achieve consistency with other single-family zones.

Approved by Council: July 24, 2017
Corporate Report Item No: 2017-L002

Earlier in the meeting, Council approved the recommendations of Corporate Report Item No.L002. Bylaw No. 19333 is therefore in order for consideration.

RES.R17-2287 It was Moved by Councillor Gill
Seconded by Councillor Hayne
That "Surrey Zoning Bylaw, 1993, No. 12000,
Text Amendment Bylaw, 2017, No. 19333" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R17-2288 It was Moved by Councillor Gill
Seconded by Councillor Hayne
That "Surrey Zoning Bylaw, 1993, No. 12000,
Text Amendment Bylaw, 2017, No. 19333" pass its second reading.
Carried

RES.R17-2289 It was then Moved by Councillor Gill
Seconded by Councillor Hayne
That the Public Hearing on "Surrey Zoning
Bylaw, 1993, No. 12000, Text Amendment Bylaw, 2017, No. 19333" be held at the
City Hall on September 11, 2017, at 7:00 p.m.
Carried

10. "Surrey Zoning Bylaw, 1993, No. 12000, Text Amendment Bylaw, 2017, No. 19334" 3900-20-19334 – Regulatory Text Amendment
"Surrey Zoning By-law, 1993, No. 12000", as amended, is further amended to insert a new single family zone Part 15C, Quarter Acre Residential Zone (RQ Zone) to regulate the development of suburban lots at a density of 10 units per hectare.

Approved by Council: July 24, 2017
Corporate Report Item No: 2017-L002

Earlier in the meeting, Council approved the recommendations of Corporate Report Item No.L002. Bylaw No. 19334 is therefore in order for consideration.

RES.R17-2290 It was Moved by Councillor Gill
Seconded by Councillor Hayne
That "Surrey Zoning Bylaw, 1993, No. 12000,
Text Amendment Bylaw, 2017, No. 19334" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R17-2291 It was Moved by Councillor Gill
Seconded by Councillor Hayne
That "Surrey Zoning Bylaw, 1993, No. 12000,
Text Amendment Bylaw, 2017, No. 19334" pass its second reading.
Carried

RES.R17-2292 It was then Moved by Councillor Gill
Seconded by Councillor Hayne
That the Public Hearing on "Surrey Zoning
Bylaw, 1993, No. 12000, Text Amendment Bylaw, 2017, No. 19334" be held at the
City Hall on September 11, 2017, at 7:00 p.m.
Carried

I. CLERKS REPORT

J. OTHER BUSINESS

1. **7916-0679-00**
228 - 175A Street
Maciej Dembek, Barnett Dembek Architects Inc. / 1103806 B.C. Ltd.
OCP Amendment from Mixed Employment and Commercial to Multiple Residential / Rezoning from CD (By-law No. 17018) to CD
to permit the development of residential uses in the form of approximately 60 townhouse units, 182 apartment units and 80 memory care rooms, with some ancillary commercial and educational uses.

Council requested that staff provide a report at the September 11, 2017 Regular Council - Land Use meeting regarding File No. 7916-0679 located at 228 175A Street to review the potential employment opportunities for the property. Council also requested that staff identify if the proposal addresses the Metro Vancouver Regional Growth Strategy.


It was Moved by Councillor Hayne
Seconded by Councillor Steele
That staff provide a report at the
September 11, 2017 Regular Council - Land Use meeting regarding File No. 7916-
0679 located at 228 175A Street to review the potential employment opportunities
for the proposed development on this property.
RES.R17-2293 Carried
With Councillors Villeneuve and Woods
opposed.

K. ADJOURNMENT

It was Moved by Councillor Gill
Seconded by Councillor Hayne
That the July 24, 2017 Regular Council - Land
Use meeting be adjourned.
RES.R17-2294 Carried

The Regular Council - Land Use meeting adjourned at 5:42 p.m.

Certified correct:



Jane Sullivan, City Clerk



Mayor Linda Hepner