

**Present:**

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

**Absent:**

Councillor Steele

**Staff Present:**

City Manager  
City Clerk  
Deputy City Clerk  
General Manager, Planning & Development  
General Manager, Engineering  
General Manager, Parks, Recreation & Culture  
General Manager, Finance  
General Manager, Corporate Services  
Director, Corporate Reporting and Strategic Initiatives  
Manager, Area Planning & Development,  
North Division  
Manager, Area Planning & Development,  
South Division  
Land Development Engineer  
Deputy City Solicitor

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

1. **7916-0132-00**  
**7728 - 134 Street**  
**Laura Jones, Pacific Land Group Ltd. / A-Best Autobody & Frame Ltd.**  
Development Variance Permit  
*to permit the construction of an addition to an existing automobile painting and body shop.*

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

It was

Moved by Councillor Gill

Seconded by Councillor Martin

That Council approve Development Variance

Permit No. 7916-0132-00, varying the following, to proceed to Public Notification:

- (a) to reduce the minimum rear yard (east) setback of the IL Zone from 7.5 metres (25 ft.) to 0.0 metres (0 ft.);
- (b) to reduce the minimum north side yard setback of the IL Zone from 7.5 metres (25 ft.) to 3.5 metres (12 ft.); and

RES.R17-2478 (c) to reduce the minimum number of off-street parking spaces from 28 to 25. Carried

SOUTH SURREY

2. 7917-0209-00  
15350 - 34 Avenue  
Les Pereira, Tap Restaurant / Rosemary Developments Ltd.  
Development Variance Permit  
to reduce the number of required on-site parking spaces to accommodate the expansion of a restaurant.

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

It was Moved by Councillor Gill  
Seconded by Councillor Martin  
That Council approve

Development Variance Permit No. 7917-0209-00, to reduce the rate at which parking for an eating establishment between 150 square metres (1,615 sq. ft.) and 950 square metres (10,225 sq. ft.) in gross floor area is calculated from 10 parking spaces per 100 square metres (1,075 sq. ft.) to 5.5 parking spaces per 100 square metres (1,075 sq. ft.), to proceed to Public Notification.

RES.R17-2479 Carried

RESIDENTIAL/INSTITUTIONAL

FLEETWOOD/GUILDFORD

3. 7917-0206-00  
8025 - 156 Street  
Mike Helle, Coastland Engineering & Surveying Ltd. / 0747761 B.C. Ltd.  
Director Information: Jaswinder Singh Parmar  
Officer Information as at February 2, 2017: Jaswinder Singh Parmar (President, Secretary)  
Rezoning from RA to RF  
to allow subdivision into six (6) 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 Martin  
That:

1. A Bylaw be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)" and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (d) the applicant satisfies the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
  - (e) the applicant addresses 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
  - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.

RES.R17-2480

Carried

It was Moved by Councillor Gill  
 Seconded by Councillor Martin  
 That "Surrey Zoning Bylaw, 1993, No. 12000,  
 Amendment Bylaw, 2017, No. 19369" pass its first reading.

RES.R17-2481

Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Gill  
 Seconded by Councillor Martin  
 That "Surrey Zoning Bylaw, 1993, No. 12000,  
 Amendment Bylaw, 2017, No. 19369" pass its second reading.

RES.R17-2482

Carried

It was then Moved by Councillor Gill  
 Seconded by Councillor Martin  
 That the Public Hearing on "Surrey Zoning  
 Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19369" be held at the City  
 Hall on October 2, 2017, at 7:00 p.m.

RES.R17-2483

Carried

**SOUTH SURREY**

- 4. **7917-0289-00**  
**15645 – Aster Road**  
**Salman M. Haleem, 1008358 B.C. Ltd.**  
**Zsuzsa Bona, Laszlo Bona**  
 Development Variance Permit  
*to reduce the minimum rear yard (north) setback to permit the construction of a single family dwelling.*

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

It was Moved by Councillor Gill  
Seconded by Councillor Martin  
That Council approve Development Variance  
 Permit No. 7917-0289-00, to reduce the minimum rear yard (north) setback of the Single Family Residential Zone (RF) from 7.5 metres (25 ft.) to 4.7 metres (15.5 ft.), to proceed to Public Notification.

RES.R17-2484 Carried

- 5. **7917-0073-00**  
**2107 – 167 Street; 2119 – 167 Street; 2127 – 167 Street; 2139 – 167 Street**  
**Dexter Hirabe, WSP Group Canada / Edgewood Properties Inc.**  
 Rezoning from RF-10 to RF-13 / Development Variance Permit  
*to facilitate construction of larger homes on the existing 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 Martin  
 That:

- (a) A Bylaw be introduced to rezone the subject site from "Single Family Residential (10) Zone (RF-10)" to "Single Family Residential (13) Zone (RF-13)" and a date be set for Public Hearing.
- (b) Council approve Development Variance Permit No. 7917-0073-00, varying the Off-Street Parking requirements of the RF-13 Zone to permit front access driveways on Lots 29 and 30, to proceed to Public Notification.

RES.R17-2485 Carried

It was Moved by Councillor Gill  
 Seconded by Councillor Martin  
 That "Surrey Zoning Bylaw, 1993, No. 12000,  
 Amendment Bylaw, 2017, No. 19370" pass its first reading.  
 RES.R17-2486 Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Gill  
 Seconded by Councillor Martin  
 That "Surrey Zoning Bylaw, 1993, No. 12000,  
 Amendment Bylaw, 2017, No. 19370" pass its second reading.  
 RES.R17-2487 Carried

It was then Moved by Councillor Gill  
 Seconded by Councillor Martin  
 That the Public Hearing on  
 "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19370" be held  
 at the City Hall on October 2, 2017 , at 7:00 p.m.  
 RES.R17-2488 Carried

- 6. **7917-0303-00**  
**15333 - 16 Avenue (15331 - 16 Avenue)**  
**Sebastian Butler, DGBK Architects / Prime Time (Abby Lane) Inc.**  
 Development Permit  
*for a Comprehensive Sign Design Package to permit five (5) free-standing signs for a commercial and residential building.*

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

It was Moved by Councillor Villeneuve  
 Seconded by Councillor Woods  
 That

- 1. Council refer the applicant's request to vary the Sign By-law as described in Appendix III back to Staff; and
- 2. Council refer Development Permit No. 7917-0303-00 back to Staff to work with the applicant to reduce the number and scale of the proposed free-standing signs.

RES.R17-2489 Carried

COMMERCIAL/INDUSTRIAL/AGRICULTURALCLOVERDALE/CLAYTON

7. 7917-0255-00  
9788 - 186 Street  
Jeff Musialek, 1897 Holdings Ltd.  
1897 Holdings Ltd.  
**Director Information: James Clark Campbell, Timothy Harrington,  
Jeff Musialek, H. Murray Saunders**  
**No Officer Information Filed**  
Development Permit / Development Variance Permit  
*to permit the development of a contractor's office and industrial storage 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 Martin  
That

1. Council authorize staff to draft Development Permit No. 7917-0255-00 generally in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7917-0255-00 , to reduce the minimum rear yard setback of the IL Zone for an Accessory Building from 7.5 metres (25 ft.) to 3.6 metres (12 ft.), to proceed to Public Notification.
3. Council instruct staff to resolve the following issues prior to final 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 sealed letter from a Geotechnical Engineer:
    - i. outlining how the storage shed will be constructed at close proximity to the south property line and neighbouring buildings; and
    - ii. providing the assurance that the proposed design and construction methods for the construction of the storage shed will substantially comply with all the requirements of the applicable codes, legislation and bylaws and will be safe for their intended purpose.
  - (c) input 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; and
- (f) resolution of all urban design issues to the satisfaction of the Planning and Development Department.

RES.R17-2490

Carried

**RESIDENTIAL/INSTITUTIONAL**

**CLOVERDALE/CLAYTON**

- 8. **7916-0375-01**  
**5940 - 176 Street**  
**John Rempel, RDG Management Ltd. / 1074285 B.C. Ltd.**  
**Director Information: Ross Elliott, Martina Rempel**  
**Officer Information as at May 3, 2017:**  
**Christopher John Kay (President) / Harvey Leong Art Quan (Secretary)**  
 Development Variance Permit  
*to reduce the minimum north side yard setback for a proposed townhouse project in Cloverdale.*

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

It was

Moved by Councillor Gill  
 Seconded by Councillor Martin  
 That Council approve

Development Variance Permit No. 7916-0375-01, to reduce the minimum north side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) for Building 1 of the proposed townhouse project on the site, to proceed to Public Notification.

RES.R17-2491

Carried

**FLEETWOOD/GUILDFORD**

- 9. **7917-0274-00**  
**8407 - 148 Street**  
**Pawandeep Somal / Karamjit Somal, Jagmel Somal**  
 Development Variance Permit  
*to reduce the south side yard on a flanking street setback in order to construct a single family dwelling.*

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

It was Moved by Councillor Gill  
 Seconded by Councillor Martin  
 That Council approve Development Variance Permit No. 7917-0274-00, to reduce the minimum south side yard on a flanking street setback of the RA Zone, which references the RF Zone for urban residential lots less than 1,858 square metres (0.5 acres) in area, from 3.6 metres (12 ft.) to 2.4 metres (8 ft.) for the principal building, to proceed to Public Notification.  
 RES.R17-2492 Carried

- 10. 7917-0297-00**  
**17058, 17078, 17102, 17112, 17118 & 17124 - Greenway Drive**  
**8507 to 8539 - Richardson Drive;**  
**Sandra Shanoada, McElhanney Consulting Services Ltd.**  
**Greenway Drive Developments Ltd.**  
**City of Surrey**  
 Amend CD Bylaw No. 18795 (based on RH-G).  
*to allow for an increased house size on thirteen (13) recently approved small suburban lots in Fleetwood.*

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

It was Moved by Councillor Gill  
 Seconded by Councillor Martin  
 That

1. A Bylaw be introduced to amend Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2016, No. 18795, and a date be set for Public Hearing.
2. 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.

RES.R17-2493 Carried

It was Moved by Councillor Gill  
 Seconded by Councillor Martin  
 That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18795, Amendment Bylaw, 2017, No. 19371" pass its first reading.

RES.R17-2494 Carried



The said Bylaw was then read for the second time.

It was Moved by Councillor Gill  
Seconded by Councillor Martin  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2016, No. 18795, Amendment Bylaw, 2017, No. 19371" pass its  
second reading.

RES.R17-2495 Carried

It was then Moved by Councillor Gill  
Seconded by Councillor Martin  
That the Public Hearing on  
"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18795,  
Amendment Bylaw, 2017, No. 19371" be held at the City Hall on October 2, 2017, at  
7:00 p.m.

RES.R17-2496 Carried

## COMMERCIAL/INDUSTRIAL/AGRICULTURAL

### SURREY CITY CENTRE/WHALLEY

11. **7914-0319-00**  
**9620 - 137A Street; 13775 - 96 Avenue**  
**Matthew Alexander, Lark Enterprises Ltd.**  
**South Laurel Lands Development Ltd.**  
OCP Amendment of Figure 16: Central Business District Densities from "3.5 FAR"  
to "5.5 FAR"  
City Centre Plan Amendment from "Mixed-Use 3.5 FAR" to "Mixed-Use 5.5 FAR"  
Rezoning from RF to CD (based on C-35)  
Development Permit  
*to permit the development of a 10-storey office/retail 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 Martin  
That

1. A Bylaw be introduced to amend Figure 16: Central Business District  
Densities of the OCP for the subject site from "3.5 FAR" to "5.5 FAR" 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 "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
4. Council authorize staff to draft Development Permit No. 7914-0319-00 generally in accordance with the attached drawings (Appendix III).
5. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (d) submission of a 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) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (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) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department; and
  - (i) registration of a reciprocal access easement and Section 219 restrictive covenant to allow access through the subject site to the neighbouring property to the east, located at 9611 - 137B Street.
6. Council pass a resolution to amend the City Centre Plan to redesignate the subject site from "Mixed-Use 3.5 FAR" to "Mixed-Use 5.5 FAR" as shown in Appendix VIII, when the project is considered for final adoption.

RES.R17-2497

Carried



RESIDENTIAL/INSTITUTIONALFLEETWOOD/GUILDFORD

12. 7915-0270-00 ; 7915-0270-01  
 8333 – 164 Street (16357 – Fraser Highway); 16379 - Fraser Highway  
 Maciej Dembek, Barnett Dembek Architects Inc.  
 Amrit S. Bath, Resham K. Bath, Baldev S. Bath  
 Rezoning from RA and RM-15 to RM-30  
 Development Permit / Development Variance Permit  
 to permit the development of 42 townhouse units in Fleetwood.

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

It was Moved by Councillor Gill  
 Seconded by Councillor Martin  
 That

1. Council file Rezoning Bylaw, 2016, No. 18884.
2. Council file the previous Development Variance Permit No. 7915-0270-00.
3. A Bylaw be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" and "Multiple Residential 15 Zone (RM-15)" to "Multiple Residential 30 Zone (RM-30)", and a date be set for Public Hearing.
4. Council approve the applicant's request to reduce the amount of required indoor amenity space from 126 square metres (1,357 sq. ft.) to 93 square metres (996 square feet).
5. Council authorize staff to draft Development Permit No. 7915-0270-00 generally in accordance with the attached drawings (Appendix II).
6. Council approve Development Variance Permit No. 7915-0270-01, varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum north rear yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) to the building face and to 2.5 metres (8.0 ft.) to the building overhangs and columns;
  - (b) to reduce the minimum west side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 6.5 metres (21 ft.) to the building overhangs and columns and to 6.0 metres (20 ft.) to the rear decks of the townhouse units; and
  - (c) to reduce the minimum east side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) to the building face and

to 3.5 metres (11.5 ft.) to the building overhangs and columns of proposed Buildings 1 and 7 only.

- 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 for the units adjacent to Fraser Highway and registration of a Section 219 Restrictive Covenant to ensure 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; and
  - (h) the applicant adequately address the impact of reduced indoor amenity space.

RES.R17-2504 Carried

It was Moved by Councillor Gill  
Seconded by Councillor Martin  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2016, No. 18884" be filed.

RES.R17-2505 Carried

It was Moved by Councillor Gill  
Seconded by Councillor Martin  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2017, No. 19374" pass its first reading.

RES.R17-2506 Carried



It was Moved by Councillor Gill  
Seconded by Councillor Hayne  
That

1. Council approve the applicant's request to vary the Sign By-law as described in Appendix II.
2. Council approve Development Permit No.7917-0273-00, including a comprehensive sign design package, and authorize the Mayor and Clerk to execute the Permit.

RES.R17-2510

Carried**CLOVERDALE/CLAYTON**

15. **7917-0112-00**  
**8050 - Harvie Road**  
**Oleg Verbenkov, Pacific Land Group**  
**Amrit S. Bath, Resham K. Bath, Baldev S. Bath**  
Rezoning from A-1 to CD (based on A-1)  
Non-farm use under Section 20(3) of the ALC Act.  
Development Permit  
*to permit construction of a second dwelling on an agricultural property within the ALR.*

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

Council noted that the Agricultural and Food Safety Advisory Committee has recommended support for the application, as the proposal includes the introduction of additional agricultural land.

It was Moved by Councillor Gill  
Seconded by Councillor Martin  
That

1. Council refer the non-farm use application to the Agricultural Land Commission (ALC) to allow for:
  - (a) the construction of a second dwelling on the subject site; and
  - (b) the placement of fill in excess of 2,000 square metres (0.5 acres) in area.
2. A Bylaw be introduced to rezone the subject site from "General Agricultural Zone (A-1)" 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 Development Permit No. 7917-0112-00 for Sensitive Ecosystems (Streamside Areas).
- 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) approval from the ALC for the non-farm use;
  - (c) removal of the existing manufactured home, to the satisfaction of the Building Division;
  - (d) registration of a Section 219 Restrictive Covenant ensuring that the additional single family dwelling is to be used exclusively as a farm worker dwelling for full-time farm workers;
  - (e) registration of a combined Restrictive Covenant/Statutory Right-of-way over the designated riparian area to ensure safeguarding and maintenance of the environmental features; and
  - (f) submission of a finalized Nest Management Plan, prepared by a Registered Professional Biologist with respect to the adjacent Bald Eagle nest, outlining mitigation measures to ensure adequate habitat protection.

RES.R17-2511

Carried

It was

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

Amendment Bylaw, 2017, No 19375" pass its first reading.

RES.R17-2512

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 19375" pass its second reading.

RES.R17-2513

Carried



SOUTH SURREY

16. **7917-0048-00**  
**3221 - 140 Street**  
**Rosa Salcido, Vivid Green Architecture / HSL Properties Inc.**  
 Development Permit  
*to permit the development of a two-story addition to an existing commercial building.*

The General Manager, Planning & Development advised that the applicant has requested that the application be forwarded to Council for consideration at the October 2, 2017 Regular Council - Land Use meeting.

It was Moved by Councillor Gill  
 Seconded by Councillor Martin  
 That Council forward Application No.  
 7917-0048-00 to the October 2, 2017 Regular Council - Land Use meeting.

RES.R17-2514

CarriedRESIDENTIAL/INSTITUTIONALNEWTON

17. **7916-0641-00**  
**6396 - King George Boulevard**  
**Barry Richard Weih, Wensley Architecture Ltd.**  
**Yorkton Place Development Corporation**  
 NCP Amendment for a portion from Creeks and Riparian Setback and Buffers to Mixed Commercial/Residential Apartments  
 Rezoning from CD (By-law No. 10667) to CD  
 Development Permit  
 Development Variance Permit  
*to permit the development of a mixed use development consisting of approximately 2,341 square metres (25,200 sq.ft.) of commercial floor area and 82 apartment units.*

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

In response to questions from Council, staff advised that the application pertains to a corner of the former Surrey Public Market site, which has been subdivided. The application has been reviewed and supported by the Advisory Design Panel. Staff noted that there is a green space in between this project and the neighbouring property, and that both applications have been reviewed from an urban design perspective and are supported by staff.

It was  
Moved by Councillor Gill  
Seconded by Councillor Martin  
That

1. A Bylaw be introduced to rezone the subject site from "Comprehensive Development Zone (CD)" (By-Law No. 10667) to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit (No. 7916-0641-00) for Form and Character, for Hazard Lands, and for Sensitive Ecosystems generally in accordance with the attached drawings (Appendix II) and the reports prepared by Envirowest Consultants Inc., Horizon Engineering Inc. and LaCas Consultants Inc.
3. Council approve Development Variance Permit No. 7916-0641-00, to reduce the minimum setback distance from the top of bank from a Class A stream from 30.0 metres (100 ft.) to 5.0 metres (16 ft.) at the narrowest point, 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 finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (c) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (d) submission of an acoustical report for the units adjacent to King George Boulevard and 64 Avenue and registration of a Section 219 Restrictive Covenant to ensure implementation of the noise mitigation measures;
  - (e) 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
  - (f) registration of a Section 219 Restrictive Covenant that requires the owner to develop the site in accordance with the conditions in the Development Feasibility Study.

5. Council pass a resolution to amend the South Newton Neighbourhood Concept Plan (NCP) to redesignate a portion of the site from Creeks and Riparian Setback and Buffers to Mixed Commercial/Residential Apartments when the project is considered for final adoption.

RES.R17-2515 Carried

It was Moved by Councillor Gill  
Seconded by Councillor Martin  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2017, No. 19376" pass its first reading.

RES.R17-2516 Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Gill  
Seconded by Councillor Martin  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2017, No. 19376" pass its second reading.

RES.R17-2517 Carried

It was then Moved by Councillor Gill  
Seconded by Councillor Martin  
That the Public Hearing on "Surrey Zoning  
Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19376" be held at the City  
Hall on October 2, 2017, at 7:00 p.m.

RES.R17-2518 Carried

## COMMERCIAL/INDUSTRIAL/AGRICULTURAL

### SOUTH SURREY

18. **7917-0238-00**  
**4186 - 176 Street**  
**Peter Yue, CitiWest Consulting Ltd.**  
**Yuk Y. Chow, Kim T. Chow, Chuen J. Chow, Bo K. Cho**  
Rezoning from A-1 to CD  
Non-Farm Use under Section 20(3) of the ALC Act.  
Development Permit for Sensitive Ecosystem (Streamside Areas)  
*to permit the construction of a second dwelling on a farm site within the ALR.*

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

Council advised that the application has been supported by the Agricultural and Food Security Advisory Committee. The property employs many workers, and the applicant has demonstrated the need for a secondary residence on site.

It was Moved by Councillor Gill  
Seconded by Councillor Hayne  
That

1. A Bylaw be introduced to rezone the subject site from "General Agricultural Zone (A-1)" to "Comprehensive Development Zone (CD)".
2. Council authorize referral of the application to the Agricultural Land Commission.
3. Council authorize staff to draft Development Permit No. 7917-0238-00 for Sensitive Ecosystems (Streamside Areas), generally in accordance with the Ecosystem Development Plan prepared by Keystone Environmental.
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) approval from the Ministry of Transportation & Infrastructure; and
  - (c) approval from the Agricultural Land Commission for the second dwelling.

RES.R17-2519

Carried

It was Moved by Councillor Gill  
Seconded by Councillor Hayne  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2017, No. 19377" pass its first reading.

RES.R17-2520

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. 19377" pass its second reading.

RES.R17-2521

Carried

RESIDENTIAL/INSTITUTIONAL

FLEETWOOD/GUILDFORD

- 19. **7917-0331-00**  
**18028 - 98A Avenue**  
**Wayne L. Dryden / Mary E. Dryden, Wayne L. Dryden**  
 Development Variance Permit  
*to reduce the minimum required side yard on a flanking street setback to permit the construction of a two-car garage to the west of an existing single family dwelling.*

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

It was Moved by Councillor Gill  
Seconded by Councillor Martin  
That Council approve Development Variance  
 Permit No. 7917-0331-00, to reduce the minimum required side yard on flanking street setback of the RH-G Zone from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) to permit addition of a two car garage to the west of the existing single family dwelling on the lot, to proceed to Public Notification.

RES.R17-2522

Carried

NEWTON

- 20. **7917-0380-00**  
**7178 - 130 Street**  
**Kamal Heer / Sucha Singh, Narinder P. Kaur, Kuljit Singh**  
 Development Variance Permit  
*to relax the Special Building Setback requirements for a proposed single family dwelling on a lot located along a collector road (130 Street).*

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

It was Moved by Councillor Gill  
Seconded by Councillor Martin  
That Council approve Development Variance  
 Permit No. 7917-0380-00, varying the following, to proceed to Public Notification:

- (a) to reduce the minimum required front yard setback of the RF Zone from 6.7 metres (22 ft.) to 4.8 metres (15 ft.) for the attached garage; and
- (b) to reduce the minimum required front yard setback of the RF Zone from 9.0 metres (29.5 ft.) to 7.2 metres (24 ft.) for the front porch.

RES.R17-2523

Carried

## C. ITEMS REFERRED BACK

RESIDENTIAL/INSTITUTIONALSOUTH SURREY

1. **7916-0679-00**  
**228 - 175A Street**  
**Maciej Dembek, Barnett Dembek Architects Inc. / 1103806 B.C. Ltd.**  
**Director Information: Rajnesh Dev (Dave) Singh Mann, Henry Yong**  
**No Officer Information Filed**  
**1103798 B.C. Ltd.**  
**Director Information: Rajnesh Dev (Dave) Singh Mann, Henry Yong**  
**No Officer Information Filed**  
 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.*

At the July 24, 2017 Regular Council – Land Use Meeting, Council requested that staff provide a report at the September 11, 2017 Regular Council - Land Use meeting to review the potential employment opportunities for the proposed development on this property.

The General Manager of Planning & Development was recommending that the report be received for information.

It was Moved by Councillor Gill  
Seconded by Councillor Hayne  
That Council receive the report regarding  
 Application No. 7916-0679-00 for information.

Before the motion was put:

It was Moved by Councillor Hayne  
Seconded by Councillor Villeneuve  
That staff bring forward a report and  
 proposed bylaws for Council's consideration so that Council can assess the project in the context of the Official Community Plan.

RES.R17-2524

Carried  
 With Councillor Woods opposed.

## D. LAND USE CONTRACT TERMINATIONS

1. **7917-0376-00**  
**12510 – 82 Avenue**

Terminate Land Use Contract No. 171  
to permit the existing underlying IL Zone to come into effect.

The Planning & Development Department was recommending that a Bylaw be introduced to terminate Land Use Contract No. 171 and a date be set for Public Hearing.

It was Moved by Councillor Gill  
Seconded by Councillor Martin  
That "Surrey Land Use Contract No. 171,  
Termination Bylaw, 2017, No. 19350" pass its first reading.

RES.R17-2525 Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Gill  
Seconded by Councillor Martin  
That "Surrey Land Use Contract No. 171,  
Termination Bylaw, 2017, No. 19350" pass its second reading.

RES.R17-2526 Carried

It was then Moved by Councillor Gill  
Seconded by Councillor Martin  
That the Public Hearing on  
"Surrey Land Use Contract No. 171, Termination Bylaw, 2017, No. 19350" be held at  
the City Hall on November 7, 2017, at 6:00 p.m.

RES.R17-2527 Carried

2. **7917-0374-00**  
**17921 – 55 Avenue**

Terminate Land Use Contract No. 220  
to permit the existing underlying IL Zone to come into effect.

The Planning & Development Department was recommending that a Bylaw be introduced to terminate Land Use Contract No. 220 and a date be set for Public Hearing.

It was Moved by Councillor Gill  
Seconded by Councillor Martin  
That "Surrey Land Use Contract No. 220,  
Termination Bylaw, 2017, No. 19351" pass its first reading.

RES.R17-2528 Carried

The said Bylaw was then read for the second time.

RES.R17-2529 It was Moved by Councillor Gill  
Seconded by Councillor Martin  
That "Surrey Land Use Contract No. 220,  
Termination Bylaw, 2017, No. 19351" pass its second reading.  
Carried

RES.R17-2530 It was then Moved by Councillor Gill  
Seconded by Councillor Martin  
That the Public Hearing on "Surrey Land Use  
Contract No. 220, Termination Bylaw, 2017, No. 19351" be held at the City Hall on  
November 7, 2017, at 6:00 p.m.  
Carried

3. **7917-0259-00**  
**8038 – 120 Street**  
Terminate Land Use Contract No. 257  
*to permit the existing underlying CHI Zone to come into effect.*

The Planning & Development Department was recommending that a Bylaw be introduced to terminate Land Use Contract No. 257 and a date be set for Public Hearing.

RES.R17-2531 It was Moved by Councillor Gill  
Seconded by Councillor Martin  
That "Surrey Land Use Contract No. 257,  
Termination Bylaw, 2017, No. 19352" pass its first reading.  
Carried

The said Bylaw was then read for the second time.

RES.R17-2532 It was Moved by Councillor Gill  
Seconded by Councillor Martin  
That "Surrey Land Use Contract No. 257,  
Termination Bylaw, 2017, No. 19352" pass its second reading.  
Carried

RES.R17-2533 It was then Moved by Councillor Gill  
Seconded by Councillor Martin  
That the Public Hearing on "Surrey Land Use  
Contract No. 257, Termination Bylaw, 2017, No. 19352" be held at the City Hall on  
November 7, 2017, at 6:00 p.m.  
Carried

4. **7917-0351-00**  
**10188 Whalley Boulevard**  
Terminate Land Use Contract No. 264  
*to permit the existing underlying RM-45 Zone to come into effect.*



The Planning & Development Department was recommending that a Bylaw be introduced to terminate Land Use Contract No. 264 and a date be set for Public Hearing.

RES.R17-2534 It was Moved by Councillor Gill  
Seconded by Councillor Martin  
That "Surrey Land Use Contract No. 264,  
Termination Bylaw, 2017, No. 19353" pass its first reading.  
Carried

The said Bylaw was then read for the second time.

RES.R17-2535 It was Moved by Councillor Gill  
Seconded by Councillor Martin  
That "Surrey Land Use Contract No. 264,  
Termination Bylaw, 2017, No. 19353" pass its second reading.  
Carried

RES.R17-2536 It was then Moved by Councillor Gill  
Seconded by Councillor Martin  
That the Public Hearing on  
"Surrey Land Use Contract No. 264, Termination Bylaw, 2017, No. 19353" be held at  
the City Hall on November 7, 2017 , at 6:00 p.m.  
Carried

- 5. **7917-0260-00**  
**13798 - 94A Avenue**  
Terminate Land Use Contract No. 291  
*to permit the existing underlying C-8 Zone to come into effect.*

The Planning & Development Department was recommending that a Bylaw be introduced to terminate Land Use Contract No. 291 and a date be set for Public Hearing.

RES.R17-2537 It was Moved by Councillor Gill  
Seconded by Councillor Martin  
That "Surrey Land Use Contract No. 291,  
Termination Bylaw, 2017, No. 19354" pass its first reading.  
Carried

The said Bylaw was then read for the second time.

RES.R17-2538 It was Moved by Councillor Gill  
Seconded by Councillor Martin  
That "Surrey Land Use Contract No. 291,  
Termination Bylaw, 2017, No. 19354" pass its second reading.  
Carried

RES.R17-2539

It was then

Moved by Councillor Gill  
Seconded by Councillor Martin  
That the Public Hearing on  
"Surrey Land Use Contract No. 291, Termination Bylaw, 2017, No. 19354" be held at  
the City Hall on November 7, 2017, at 6:00 p.m.

Carried

6. **7917-0330-00**  
**12682 - 82 Avenue ; 12694 - 82 Avenue**  
Terminate Land Use Contract No. 336  
*to permit the existing underlying IH Zone to come into effect.*

The Planning & Development Department was recommending that a Bylaw be introduced to terminate Land Use Contract No. 336 and a date be set for Public Hearing.

RES.R17-2540

It was

Moved by Councillor Gill  
Seconded by Councillor Martin  
That "Surrey Land Use Contract No. 336,  
Termination Bylaw, 2017, No. 19355" pass its first reading.

Carried

The said Bylaw was then read for the second time.

RES.R17-2541

It was

Moved by Councillor Gill  
Seconded by Councillor Martin  
That "Surrey Land Use Contract No. 336,  
Termination Bylaw, 2017, No. 19355" pass its second reading.

Carried

RES.R17-2542

It was then

Moved by Councillor Gill  
Seconded by Councillor Martin  
That the Public Hearing on  
"Surrey Land Use Contract No. 336, Termination Bylaw, 2017, No. 19355" be held at  
the City Hall on November 7, 2017, at 6:00 p.m.

Carried

7. **7917-0371-00**  
**9613 - 192 Street**  
Terminate Land Use Contract No. 363  
*to permit the existing underlying C-8 Zone to come into effect.*

The Planning & Development Department was recommending that a Bylaw be introduced to terminate Land Use Contract No. 363 and a date be set for Public Hearing.

RES.R17-2543 It was Moved by Councillor Gill  
Seconded by Councillor Martin  
That "Surrey Land Use Contract No. 363,  
Termination Bylaw, 2017, No. 19356" pass its first reading.  
Carried

The said Bylaw was then read for the second time.

RES.R17-2544 It was Moved by Councillor Gill  
Seconded by Councillor Martin  
That "Surrey Land Use Contract No. 363,  
Termination Bylaw, 2017, No. 19356" pass its second reading.  
Carried

RES.R17-2545 It was then Moved by Councillor Gill  
Seconded by Councillor Martin  
That the Public Hearing on  
"Surrey Land Use Contract No. 363, Termination Bylaw, 2017, No. 19356" be held at  
the City Hall on November 7, 2017, at 6:00 p.m.  
Carried

8. **7917-0377-00**  
**2011 to 2081 156A Street; 15615 – 20 Avenue; 2062,**  
**2072 & 2074 Bowler Drive; 2093 King George Boulevard**  
Terminate Land Use Contract No. 407  
*to permit the existing underlying RF Zone to come into effect.*

The Planning & Development Department was recommending that a Bylaw be introduced to terminate Land Use Contract No. 407 and a date be set for Public Hearing.

RES.R17-2546 It was Moved by Councillor Gill  
Seconded by Councillor Martin  
That "Surrey Land Use Contract No. 407,  
Termination Bylaw, 2017, No. 19357" pass its first reading.  
Carried

The said Bylaw was then read for the second time.

RES.R17-2547 It was Moved by Councillor Gill  
Seconded by Councillor Martin  
That "Surrey Land Use Contract No. 407,  
Termination Bylaw, 2017, No. 19357" pass its second reading.  
Carried

It was then  
 Moved by Councillor Gill  
 Seconded by Councillor Martin  
 That the Public Hearing on  
 "Surrey Land Use Contract No. 407, Termination Bylaw, 2017, No. 19357" be held at  
 the City Hall on November 7, 2017, at 6:00 p.m.  
 RES.R17-2548 Carried

9. **7917-0355-00**  
**14591 to 14656 - 36B Avenue; 3651 to 3661 - 146 Street;**  
**14590 to 14673 - 36A Avenue; 14699 Winter Crescent**  
**odd numbers 14609 to 14669 Winter Crescent;**  
 Terminate Land Use Contract No. 421  
*to permit the existing underlying CD Zone to come into effect.*

The Planning & Development Department was recommending that a Bylaw be introduced to terminate Land Use Contract No. 421 and a date be set for Public Hearing.

It was  
 Moved by Councillor Gill  
 Seconded by Councillor Martin  
 That "Surrey Land Use Contract No. 421,  
 Termination Bylaw, 2017, No. 19358" pass its first reading.  
 RES.R17-2549 Carried

The said Bylaw was then read for the second time.

It was  
 Moved by Councillor Gill  
 Seconded by Councillor Martin  
 That "Surrey Land Use Contract No. 421,  
 Termination Bylaw, 2017, No. 19358" pass its second reading.  
 RES.R17-2550 Carried

It was then  
 Moved by Councillor Gill  
 Seconded by Councillor Martin  
 That the Public Hearing on  
 "Surrey Land Use Contract No. 421, Termination Bylaw, 2017, No. 19358" be held at  
 the City Hall on November 7, 2017, at 6:00 p.m.  
 RES.R17-2551 Carried

10. **7917-0389-00**  
**19356 - 16 Avenue**  
 Terminate Land Use Contract No. 465  
*to permit the existing underlying A-1 Zone to come into effect.*

The Planning & Development Department was recommending that a Bylaw be introduced to terminate Land Use Contract No. 465 and a date be set for Public Hearing.



It was then  
 Moved by Councillor Gill  
 Seconded by Councillor Martin  
 That the Public Hearing on  
 "Surrey Land Use Contract No. 476, Termination Bylaw, 2017, No. 19360" be held at  
 the City Hall on November 7, 2017, at 6:00 p.m.  
 RES.R17-2557 Carried

**12. 7917-0373-00  
 12149 - 80 Avenue**

Terminate Land Use Contract No. 587  
 to permit the existing underlying RMC-150 Zone to come into effect.

The Planning & Development Department was recommending that a Bylaw be introduced to terminate Land Use Contract No. 587 and a date be set for Public Hearing.

It was  
 Moved by Councillor Gill  
 Seconded by Councillor Martin  
 That "Surrey Land Use Contract No. 587,  
 Termination Bylaw, 2017, No. 19361" pass its first reading.  
 RES.R17-2558 Carried

The said Bylaw was then read for the second time.

It was  
 Moved by Councillor Gill  
 Seconded by Councillor Martin  
 That "Surrey Land Use Contract No. 587,  
 Termination Bylaw, 2017, No. 19361" pass its second reading.  
 RES.R17-2559 Carried

It was then  
 Moved by Councillor Gill  
 Seconded by Councillor Martin  
 That the Public Hearing on "Surrey Land Use  
 Contract No. 587, Termination Bylaw, 2017, No. 19361" be held at the City Hall on  
 November 7, 2017, at 6:00 p.m.  
 RES.R17-2560 Carried

It was  
 Moved by Councillor Gill  
 Seconded by Councillor Martin  
 That the Public Hearing for Land Use  
 Contract Termination Bylaws that have been set for Tuesday, November 7, 2017 are to be  
 delegated to the Acting Mayor.  
 RES.R17-2561 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. 18653, Amendment Bylaw, 2017, No. 19290"  
7917-0234-00 – His Grace Holdings Inc. and City of Surrey  
c/o Aplin & Martin Consultants Ltd. (Anya Paskovic)  
To amend CD Bylaw No. 18653 - 10219 – 176 Street - in order to increase the permitted density and lot coverage for 5 recently approved small suburban lots.

**Note:** Additional ownership

Approved by Council: June 12, 2017

It was

Moved by Councillor Gill

Seconded by Councillor Martin

That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18653, Amendment Bylaw, 2017, No. 19290" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R17-2562

Carried

**BYLAWS WITH PERMITS**

2. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2017, No. 19206"  
7916-0314-00 – Park Ridge Homes (Haven) Ltd.  
c/o Brad Hughes  
To redesignate the site at 3331 and 3353 – 148 Street and 3338 King George Boulevard from Urban to Multiple Residential.

**Note:** Name change of owner

Approved by Council: April 3, 2017

- \* Planning and Development advise (see memorandum dated September 6, 2017 in back-up) that it is in order for Council to pass a resolution amending the King George Highway Corridor Plan to redesignate the land from "Clustering at Urban Single Family Density (8 upa)" to "Townhouse (22 upa)"

It was Moved by Councillor Gill  
 Seconded by Councillor Martin  
 That Council amend the King George  
 Highway Corridor Plan to redesignate the land from "Clustering at Urban Single  
 Family Density (8 upa)" to "Townhouse (22 upa).  
 RES.R17-2563 Carried

It was Moved by Councillor Gill  
 Seconded by Councillor Martin  
 That "Surrey Official Community Plan Bylaw,  
 2013, No. 18020, Amendment Bylaw, 2017, No. 19206" be finally adopted, signed by  
 the Mayor and Clerk, and sealed with the Corporate Seal.  
 RES.R17-2564 Carried

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19207"  
 RA to RM-30 - 3331 and 3353 - 148 Street and 3338 King George Boulevard  
 To develop 33 townhouse units.

Approved by Council: April 3, 2017

It was Moved by Councillor Gill  
 Seconded by Councillor Martin  
 That "Surrey Zoning Bylaw, 1993, No. 12000,  
 Amendment Bylaw, 2017, No. 19207" be finally adopted, signed by the Mayor and  
 Clerk, and sealed with the Corporate Seal.  
 RES.R17-2565 Carried

**Development Variance Permit No. 7916-0314-00**

3331 and 3353 - 148 Street and 3338 King George Boulevard  
 To reduce the east, west, south and north setbacks in order to allow for an efficient  
 site layout and better street presence.

Supported by Council: April 24, 2017

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

- (a) In Subsection F, Yards and Setbacks, the minimum east setback of the  
 Multiple Residential (30) Zone (RM-30) is reduced from 7.5 metres (25 ft.)  
 to:
  - i. 4.6 metres (15 ft.) to the building face and 3.0 metres (9.8 ft.) to the  
 columns of Building 7; and
  - ii. 6.1 metres (20 ft.) to the columns of Building 5.
- (b) In Subsection F, Yards and Setbacks, the minimum west setback of the  
 Multiple Residential (30) Zone (RM-30) is reduced from 7.5 metres (25 ft.) to:



- i. 5.8 metres (19 ft.) to the building face, 5.2 metres (17 ft.) to the bay window and 4.5 metres (14.7 ft.) to the columns of Buildings 1 and 2; and
  - ii. 6.8 metres (22 ft.) to Building 3.
- (c) In Subsection F, Yards and Setbacks, the minimum south setback of the Multiple Residential (30) Zone (RM-30) is reduced from 7.5 metres (25 ft.) to 5.3 metres (17 ft.) to the building face and 3.3 metres (11 ft.) to the columns of Building 3.
- (d) In Subsection F, Yards and Setbacks, the minimum north setback of the Multiple Residential (30) Zone (RM-30) is reduced from 7.5 metres (25 ft.) to:
- i. 2.9 metres (9.5 ft.) to the corner of Building 4; and
  - ii. 3.0 metres (9.8 ft.) to Buildings 6 and 7.

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

It was Moved by Councillor Gill  
Seconded by Councillor Martin  
That Development Variance Permit No. 7916-0314-00 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.R17-2566

Carried

**Development Permit No. 7916-0314-00**  
 3331 and 3353 - 148 Street and 3338 King George Boulevard  
 To permit the development of 33 townhouse units.

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 Martin  
That the Mayor and Clerk be authorized to execute Development Permit No. 7916-0314-00.

RES.R17-2567

Carried

- 3. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2014, No. 18338" 7911-0313-00 - Owners of Strata Plan BCS1022

c/o Mainland Demo Contracting Ltd. (Joe Dhaliwal)  
 CD to CD – 8120, 8128, 8138, 8140, 8148, 8158 and 8166 – 128 Street, 12877, 12885 and  
 12899 – 80 Avenue  
 To permit additional commercial uses at the Payal Business Centre and update the  
 property to a commercial standard of design.

Approved by Council: November 3, 2014

- \* Planning and Development advise (see memorandum dated September 6, 2017 in back-up) that Development Variance Permit No. 7911-0313-00 was not brought forward for Council support when Bylaw 18338 received third reading. Council is requested to support the issuance of DVP 7911-0313-00 prior to final adoption of Bylaw 18338.

It was Moved by Councillor Gill  
 Seconded by Councillor Martin  
 That Development Variance Permit No.

7911 0313-00 be supported

RES.R17-2568

Carried

It was Moved by Councillor Gill  
 Seconded by Councillor Martin  
 That "Surrey Zoning Bylaw, 1993, No. 12000,  
 Amendment Bylaw, 2014, No. 18338" be finally adopted, signed by the Mayor and  
 Clerk, and sealed with the Corporate Seal.

RES.R17-2569

Carried

**Development Variance Permit No. 7911-0313-00**

8120, 8128, 8138, 8140, 8148, 8158 and 8166 – 128 Street, 12877, 12885 and  
 12899 - 80 Avenue

To reduce the minimum parking requirements from 1,674 spaces to 1,077 spaces

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

Surrey Subdivision and Development By-law, 1986, No. 8830, as amended is varied as follows:

- (a) Part 5 Parking and Loading/Unloading Section C Table C.2 is varied as follows:
  - i. for Eating Establishments, excluding drive-through restaurants, Part i, to require 10 parking spaces for every 100 square metres (1,075 sq. ft.) of gross floor area for restaurants greater than 150 square metres (1,615 sq. ft.) gross floor area, for existing restaurants.

- ii. for Retail Uses, Part iii. Category 3, to require 1.7 parking spaces/ 100 square metres (1,075 sq. ft.) of gross floor area.

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

It was Moved by Councillor Gill  
 Seconded by Councillor Martin  
 That Development Variance Permit No. 7911-0313-00 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.R17-2570

Carried

**Development Permit No. 7911-0313-00**

8120, 8128, 8138, 8140, 8148, 8158 and 8166 – 128 Street, 12877, 12885 and 12899 - 80 Avenue

To permit addition commercial uses at the Payal Business Centre and update the property to a commercial standard of design.

Authorized to draft: November 3, 2014

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

It was Moved by Councillor Gill  
 Seconded by Councillor Martin  
 That the Mayor and Clerk be authorized to execute Development Permit No. 7911-0313-00.

RES.R17-2571

Carried

**PERMIT APPROVALS**

**4. Development Variance Permit No. 7915-0146-00**

Jkys259 Enterprises Ltd.  
c/o Hanson Architect (Wilson Jung)  
5795 – 176 Street (Formerly known as 5791 – 176 Street)

To reduce the minimum front, rear and side yard setbacks and landscaping requirements for a proposed single-storey multi-tenant commercial building.

Supported by Council:: November 2, 2015

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

- (a) to reduce the minimum side yard on flanking street (north) setback of the

C-15 Zone from 2.0 metres (7 ft.) to 1.2 metres (4 ft.) to the principal building face; and 0 metre (0 ft.) to the attached weather protection canopy;

- (b) to reduce the minimum front yard (east) setback of the C-15 Zone from 2.0 metres (7 ft.) to 0.8 metre (3 ft.) to the weather protection canopy only;
- (c) to reduce the minimum rear yard (west) setback of the C-15 Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) to the principal building face and 1.8 metres (6 ft.) to the attached weather protection canopy;
- (d) to reduce the minimum landscaping strip of the C-15 Zone from 1.5 metres (5 ft.) to 0 metre (0 ft.) along the north and east lot lines; and
- (e) to relax Part 7 Special Building Setbacks of "Surrey Zoning By-law, 1993, No. 12000" to reduce the sum of one-half of the ultimate highway allowance for 176 Street and the front yard setback from 14 metres (46 ft.) to 12 metres (39 ft.) to the principal building face and 10.8 metres (35 ft.) to the attached weather protection canopy.

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

It was Moved by Councillor Gill  
Seconded by Councillor Martin  
That Development Variance Permit No.  
 7915-0146-00 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.R17-2572

Carried

**Development Permit No. 7915-0146-00**

5795 - 176 Street

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

Authorized to draft: October 20, 2015

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

It was Moved by Councillor Gill  
Seconded by Councillor Martin  
That Development Variance Permit No.  
 7915-0146-00 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.R17-2573

Carried

- 5. **Temporary Use Permit No. 7916-0531-00**  
 1093461 BC Ltd. (Director Information: Sarbjot and Kuldip Purewal)  
 c/o Aplin & Martin Consultants Ltd. (Maggie Koka)  
 19283 - 28 Avenue  
 To permit a truck parking and industrial laydown facility for a transportation company for a period not to exceed 1 year.

Supported by Council: April 3, 2017

- \* Planning and Development advise (see memorandum dated September 7, 2017 in back-up) that the current proposal for the Temporary Use Permit is outlined in the attached Additional Planning Comments Report 7916-0531-00 with details of events that have since transpired.

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

It was	Moved by Councillor Gill Seconded by Councillor Martin That the Mayor and Clerk be authorized to execute Temporary Use Permit No. 7916-0531-00.
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RES.R17-2574

Carried

**I. CLERKS REPORT**

**J. OTHER BUSINESS**

**K. ADJOURNMENT**


It was	Moved by Councillor Gill Seconded by Councillor Martin That the September 11, 2017 Regular Council - Land Use meeting be adjourned.
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RES.R17-2575

Carried

The Regular Council - Land Use meeting adjourned at 5:54 p.m.

Certified correct:

  
 \_\_\_\_\_  
 Jane Sullivan, City Clerk

  
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 Mayor Linda Heppner