

Present:

Acting Mayor - Councillor Villeneuve
Councillor Gill
Councillor Hayne
Councillor LeFranc
Councillor Martin
Councillor Starchuk
Councillor Steele
Councillor Woods

Absent:

Mayor Hepner

Staff Present:

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

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

1. **7917-0292-00**
18899 - 28 Avenue
John Kristianson, CTA Design Group / Campbell Heights Surrey Property Ltd.
Development Permit
to permit the development of a 18,287 square metre (196,840 sq. ft.) industrial warehouse facility.

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

It was

Moved by Councillor Martin
Seconded by Councillor Hayne
That:

1. Council authorize staff to draft Development Permit No. 7917-0292-00 generally in accordance with the attached drawings (Appendix II).
2. Council instruct staff to resolve the following issues prior to final approval:
 - (a) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department; and

- (b) registration of a Section 219 Restrictive Covenant to prohibit any use that requires a Metro Vancouver air quality permit from locating on the site.

RES.R17-3034

Carried

- 2. **7917-0268-00**
3560 - 190 Street
Braden Smith, Intergrated Construction / Farrell Estates Ltd.
Development Permit
to permit the development of an industrial building.

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

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

- 1. Council authorize staff to draft Development Permit No. 7917-0268-00 generally in accordance with the attached drawings (Appendix II).
- 2. 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 finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (d) registration of a Section 219 Restrictive Covenant to prohibit any use that requires a Metro Vancouver air quality permit from locating on the site; and
 - (e) registration of a Section 219 Restrictive Covenant to restrict the maximum amount of mezzanine space.

RES.R17-3035

Carried

RESIDENTIAL/INSTITUTIONALCLOVERDALE/CLAYTON

3. **7916-0296-00**
19110 - 60 Avenue
Rajeev Mangla, Mainland Engineering Design Corporation / K. Singh
Rezoning from RH-G 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 rezone the subject site from "Half-Acre Residential Gross Density Zone (RH-G)" 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) approval from the Ministry of Transportation & Infrastructure;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) the applicant satisfy the deficiency in replacement trees on the site, to the satisfaction of the Planning and Development Department;
 - (f) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;
 - (g) demolition of existing buildings and structures, or portions thereof, to the satisfaction of the Planning and Development Department;
 - (h) submission of a location certificate and spatial separation report for the retained house on proposed Lot 2;
 - (i) registration of a Section 219 Restrictive Covenant for tree protection; and

- (j) registration of a Section 219 Restrictive Covenant for a "no build" area along the western portion of proposed Lot 1 until future consolidation with the adjacent property to the west located at 19086 – 60 Avenue.

RES.R17-3036 Carried

It was Moved by Councillor Gill
Seconded by Councillor Hayne
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2017, No. 19454" pass its first reading.

RES.R17-3037 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. 19454" pass its second reading.

RES.R17-3038 Carried

It was then Moved by Councillor Gill
Seconded by Councillor Hayne
That the Public Hearing on "Surrey Zoning
Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19454" be held at the City
Hall on December 4, 2017, at 7:00 p.m.

RES.R17-3039 Carried

COMMERCIAL/INDUSTRIAL/AGRICULTURAL

CLOVERDALE/CLAYTON

4. **7915-0410-00**
17565 - 58 Avenue
Sandra Lee, Ankenman Associates Architects Inc. / Akalia Ventures Ltd.
Rezoning of a portion from RF to C-8
Development Permit / Development Variance Permit
to permit the development of a two-storey multi-tenant commercial building.

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

It was Moved by Councillor Gill
 Seconded by Councillor Hayne
 That Council authorize staff to draft a revised Development Permit No. 7915-0410-00 including a comprehensive sign design package generally in accordance with the revised attached drawings (Appendix II and III).

RES.R17-3040

Carried

RESIDENTIAL/INSTITUTIONAL

CLOVERDALE/CLAYTON

- 5. **7917-0461-00**
7057 - 191 Street
Henk Kampman, Thinkspace Architecture Planning Interior Design
The Board of School Trustees of School District 36 (Surrey)
 Development Variance Permit
to reduce the side yard setback on a flanking street from 15 metres (50 ft.) to 5 metres (16 ft.) to permit retention of three portable classrooms on the site of an existing elementary school (Hazelgrove Elementary School).

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

It was Moved by Councillor Gill
 Seconded by Councillor Hayne
 That Council approve Development Variance Permit No. 7917-0461-00, varying the General Provisions of the Zoning By-law No. 12000 by reducing the side yard setback on a flanking street for public school buildings from 15 metres (50 ft.) to 5 meters (16 ft.), to proceed to Public Notification.

RES.R17-3041

Carried

FLEETWOOD/GUILDFORD

- 6. **7917-0449-00**
8606 - 162 Street
Henk Kampman, Thinkspace Architecture Planning Interior Design
The Board of School Trustees of School District No. 36 (Surrey)
 Development Variance Permit
to reduce the front yard setback from 15 metres (50 ft.) to 10 meters (33 ft.) to allow for the retention of three portable classrooms at the front of an existing elementary school (Frost Road Elementary).

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

It was Moved by Councillor Gill
 Seconded by Councillor Hayne
 That Council approve Development Variance
 Permit No. 7917-0449-00, varying the General Provisions of the Zoning By law
 No. 12000 by reducing the front yard setback for public school buildings from 15
 metres (50 ft.) to 10 meters (33 ft.) to accommodate the siting of three existing
 portable classrooms, to proceed to Public Notification.

RES.R17-3042

Carried**COMMERCIAL/INDUSTRIAL/AGRICULTURAL****NEWTON**

7. **7917-0316-00**
15744 and 15836 No. 10 Highway (56 Avenue); 5360, 5398, 5438, and 5464 - 157 Street
Ross Blackwell, Four Corners Planning Group / B. Jawanda, G. Grewal,
H. Mahil, J. Ma, L. Ma, C. Ma, M. Gill, G. Singh, K. Sidhu
 ALR exclusion under Section 30(1) of the ALC Act.

Prior to the start of the meeting, the applicant requested that this report be
 withdrawn from the agenda. If the applicant decides to pursue Application
 No. 7917-0316-00, it will be placed on a future agenda for Council's consideration.

This item is out of order.

SURREY CITY CENTRE/WHALLEY

8. **7917-0403-00**
10323 Grace Road
Lou Smith, Wesgroup / Pacific Link Industrial Park Ltd.
 Development Permit/ Development Variance Permit
to permit the development of an industrial building in South Westminster.

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

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

1. Council authorize staff to draft Development Permit No. 7917-0403-00
 generally in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7917-0403-00, varying
 the minimum rear (west) yard setback of the CD Zone (Bylaw No. 18009)
 from 7.5 metres (25 ft.) to 7.2 metres (24 ft.), to proceed to Public
 Notification.

3. Council instruct staff to resolve the following issues prior to approval:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department; and
 - (d) registration of a Section 219 Restrictive Covenant to restrict habitable floor area below the Fraser River Flood Construction Level (FCL) and to inform current and future owners that the subject property is located within a floodplain area and that any buildings or structures constructed upon the lot may be damaged by flooding or erosion.

RES.R17-3043

Carried**CLOVERDALE/CLAYTON**

9. **7917-0077-00**
18725 - 52 Avenue
Curtis Gray, Krahn Engineering Ltd. / 467306 B.C. Ltd.
Director Information: David Dalla Zanna, Nadia Wolczyk
(formerly Nadia Dalla Zanna)
Officer Information as at February 24, 2016:
David Dalla Zanna (President), Nadia Wolczyk (Secretary)
 Development Permit
to permit the development of two industrial buildings.

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

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

1. Council authorize staff to draft Development Permit No. 7917-0077-00 generally in accordance with the attached drawings (Appendix II).
2. Council instruct staff to resolve the following issues prior to approval:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where

necessary, are addressed to the satisfaction of the General Manager, Engineering;

- (b) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
- (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
- (d) submission of a truck turning movement plan to the loading bays along the western elevation;
- (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect; and
- (f) registration of a Section 219 Restrictive Covenant to ensure the full parking requirements are satisfied should the anticipated tenant change or if additions to the floor area of the building are proposed in the future.

RES.R17-3044

Carried

RESIDENTIAL/INSTITUTIONAL

SURREY CITY CENTRE/WHALLEY

10. **7917-0110-00**
13660 Grosvenor Road
Charan Sethi, Tien Sher Hilton (2010) Investment Group Inc.
Rezoning from CD (By-law No. 14533) to CD (based on RM-70)
Development Permit
to permit the development of a 5-storey apartment building consisting of approximately 125 dwelling units.

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

In response to a question from Council, staff advised that the proposal would provide 160 parking spaces, and that the a breakdown of the allocation of the parking spaces for the residential building, and park can be provided prior to the Public Hearing. In addition, staff noted that the application is required to resolve two side by side access ramps to parkade. The ramps will be required to be designed to have safe access and egress.

It was

Moved by Councillor Gill
Seconded by Councillor Hayne
That:

1. a Bylaw be introduced to rezone the subject site from "Comprehensive Development Zone (CD)" (By-law No. 14533) to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
2. Council approve the applicant's request to reduce the amount of required indoor amenity space from 375 square metres (4,036 square feet) to 283 square metres (3,046 square feet).
3. Council authorize staff to draft Development Permit No. 7917-0110-00 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) submission of a road dedication plan 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) 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;
 - (g) the applicant satisfy the deficiency in tree replacement on the site to the satisfaction of the Planning and Development Department;
 - (h) the applicant adequately address the impact of reduced indoor amenity space;
 - (i) resolution of the interface of the underground parking ramp with the neighbouring property at 13678 Grosvenor Road to the satisfaction of the Engineering Department; and

- (j) registration of a volumetric Statutory Right-of-Way along the north easterly property line to permit public passage through the site.

RES.R17-3045 Carried

It was Moved by Councillor Gill
 Seconded by Councillor Hayne
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2017, No. 19455" pass its first reading.

RES.R17-3046 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. 19455" pass its second reading.

RES.R17-3047 Carried

It was then Moved by Councillor Gill
 Seconded by Councillor Hayne
 That the Public Hearing on "Surrey Zoning
 Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19455" be held at the City
 Hall on December 4, 2017, at 7:00 p.m.

RES.R17-3048 Carried

C. CITY CLERK'S NOTIFICATION

- 1. **Surrey Zoning Amendment Bylaw No. 19445**
Application: 7916-0070-00
 Rezoning from RF-12 and RA to RF-10 and RF-13
 Development Variance Permit

CIVIC ADDRESS: 9698 and 9714 – 160 Street and 9695 – 160A Street

APPLICANT: P. and B. Chan, H. Tran, L. Heng and Pragati Holdings Ltd.
 c/o Pragati Holdings Ltd. (Jugraj Bains)

PURPOSE: The applicant is seeking to rezone a portion of the site from Single Family Residential (12) and One-Acre Residential to Single Family Residential (10) and Single Family Residential (13). The applicant is proposing to subdivide the site into 10 single family small lots (2 RF-12, 4 RF-10 and 4 RF-13) with the existing dwellings to be retained on proposed Lots 5 and 10.

In addition, a development variance permit is being sought to reduce the minimum width of proposed Lot 9 from 12 metres (40 ft.) to 11.5 metres (38 ft.).

* At the November 6, 2017, Regular Council – Land Use meeting, Council set the Public Hearing for Application No. 7916-0070-00 to be held on November 20, 2017. The Deputy City Clerk advises (see memorandum dated November 10, 2017 in back-up) that there was an error in the notices sent to property owners and that the Public Hearing is out of order. Council is requested to cancel the Public Hearing that was set for November 20, 2017 and schedule a new Public Hearing for Monday, December 4, 2017.

It was Moved by Councillor Gill
 Seconded by Councillor Hayne
 That the Public Hearing on "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19445" set for Monday, November 20, 2017 be cancelled

RES.R17-3049 Carried

It was Moved by Councillor Gill
 Seconded by Councillor Hayne
 That the Public Hearing on "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19445" be held at the City Hall on December 4, 2017, at 7:00 p.m.

RES.R17-3050 Carried

D. LAND USE APPLICATIONS

E. CORPORATE REPORTS

F. CORRESPONDENCE

G. NOTICE OF MOTIONS

H. BYLAWS AND PERMITS

BYLAWS

1. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 19035" 7916-0115-00 – 1037015 B.C. Ltd. (Director Information: Norman Porter, Sean Seyler and Charles Westgard)
 c/o WSP Canada Inc. (Clarence Arychuk)
 RA to CD - 2848 – 164 Street - to subdivide into 4 suburban single family lots.

Note: Change of ownership

Approved by Council: December 5, 2016

- * Planning and Development advise (see memorandum dated November 15, 2017 in back-up) that it is in order for Council to pass a resolution amending the North Grandview Heights Neighbourhood Concept Plan to introduce a new land use designation "Single Detached (3-4 upa)" and to redesignate the site "Existing One-Acre & Half-Acre Lots" to "Single Detached (3-4 upa)".

It was Moved by Councillor Gill
 Seconded by Councillor Hayne
 That Council amend the North Grandview Heights Neighbourhood Concept Plan to introduce a new land use designation "Single Detached (3-4 upa)" and to redesignate the site "Existing One-Acre & Half-Acre Lots" to "Single Detached (3-4 upa)"

RES.R17-3051

Carried
 With Councillor Woods opposed.

It was Moved by Councillor Gill
 Seconded by Councillor Hayne
 That " Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 19035" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R17-3052

Carried
 With Councillor Woods opposed.

"Surrey Zoning Bylaw, 1993, No. 12000, Text Amendment Bylaw, 2015, No. 19040" 7916-0115-00 – Regulatory Text Amendment
 "Surrey Zoning By-law, 1993, No. 12000" as amended, is further amended in Schedule F to replace Map 11 – Area XI with a new map identifying the property at 2848 – 164 Street within Area XIb.

Approved by Council: December 5, 2016

It was Moved by Councillor Gill
 Seconded by Councillor Hayne
 That "Surrey Zoning Bylaw, 1993, No. 12000, Text Amendment Bylaw, 2015, No. 19040" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R17-3053

Carried
 With Councillor Woods opposed.

BYLAWS WITH PERMITS

- 2. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2017, No. 19208"
 7915-0255-00 - Quadra Holdings 2007 Ltd. and Quadra Enterprises Ltd.
 c/o Quadra Homes (Shawn Bouchard)
 To redesignate the site at 3488, 3494, 3506 and 3516 King George Boulevard, 3545 - 146A Street, 14600 McDougall Drive and 14634 Winter Crescent from Urban to Multiple Residential.

Approved by Council: April 3, 2017

* Planning and Development advise (see memorandum dated November 15, 2017 in back-up) that it is in order for Council to pass a resolution amending the King George Highway Corridor Local Area Plan (LAP) to redesignate the properties at 14600 – McDougall Drive, 14634 - Winter Crescent, 3545 – 146A Street and 3488, 3494, 3506, and 3516 King George Boulevard from Single Family Clustering 8 upa and 15-metre Landscape Buffer to Apartments, and to amend the property at 3562-146A Street from Single Family Clustering 8 upa to Single Family Small Lots.

It was Moved by Councillor Gill
Seconded by Councillor Hayne
That Council amend the King George Highway Corridor Local Area Plan (LAP) to redesignate the properties at 14600 - McDougall Drive, 14634 - Winter Crescent, 3545 – 146A Street and 3488, 3494, 3506, and 3516 King George Boulevard from Single Family Clustering 8 upa and 15-metre Landscape Buffer to Apartments, and to amend the property at 3562 - 146A Street from Single Family Clustering 8 upa to Single Family Small Lots.

RES.R17-3054

Carried

It was Moved by Councillor Gill
Seconded by Councillor Hayne
That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2017, No. 19208" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R17-3055

Carried

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19209" A-1 to RF-13 – 3562 – 146A Street - to subdivide into 4 single family small 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. 19209" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R17-3056

Carried

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19210" A-1 and RA to CD – 3488, 3494, 3506 and 3516 King George Boulevard, 3545 – 146A Street, 14600 McDougall Drive and 14634 Winter Crescent - to develop three 5-storey apartment buildings containing approximately 177 units.

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. 19210" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.
RES.R17-3057 Carried

Development Permit No. 7915-0255-00

3488, 3494, 3506 and 3516 King George Boulevard, 3545 - 146A Street,
14600 McDougall Drive and 14634 Winter Crescent
To permit the development of 177 apartment units and 4 single family small lots.

Authorized to draft: April 3, 2017

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

It was Moved by Councillor Gill
Seconded by Councillor Hayne
That the Mayor and Clerk be authorized to
execute Development Permit No. 7915-0255-00.
RES.R17-3058 Carried

PERMIT APPROVALS

3. Development Variance Permit No. 7917-0120-00

Charanjit Mattu
14268 - 66 Avenue

To reduce the front yard (north) setback impacted by a Riparian Area Regulation
this will allow a proposed single family dwelling to be sited closer to the front lot
line.

Supported by Council: June 26, 2017

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

- (a) In Subsection F. Yards and Setbacks of Part 16 Single Family Residential
Zone, the minimum front yard setback is reduced from 7.5 metres (25 ft.)
to 2.9 metres (9.5 ft.) to the house and 4 metres (13 ft.) to the garage.

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.
 7917-0120-00 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.R17-3059

Carried**Development Permit No. 7917-0120-00**

14268 – 66 Avenue

To permit the construction of a single family dwelling.

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. 7917-0120-00 .

RES.R17-3060

Carried**4. Development Permit No. 7917-0118-00**

Red Rose Consulting Inc.

c/o Teck Construction LLP (Ryan Yapyuco)

3489 – 191 Street

To permit development of an industrial building.

Authorized to draft: November 6, 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. 7917-0118-00.

RES.R17-3061

Carried**5. Temporary Use Permit No. 7917-0366-00**

Quadra Holdings 2007 Ltd.

c/o Quadra Homes (Shawn Bouchard)

3488 King George Boulevard

To permit a temporary sales centre for three proposed 5-storey apartment
 buildings for a period not to exceed 3 years.

Supported by Council: October 23 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 Temporary Use Permit No.

7917-0366-00 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.R17-3062

Carried

APPLICATIONS/BYLAWS/PERMITS TO BE CLOSED

6. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2014, No. 18320"
7914-0194-00 – New owner
RF to RF-O – 13368 – 13A Avenue - to construct a new single family dwelling

Approved by Council: October 20, 2014

- * Planning and Development advise (see memorandum dated November 14, 2017 in back-up) that the property has been purchased by a new owner and the application has been inactive for 27 months. The owner has requested that Council close the application and file the associated Bylaw.

It was

Moved by Councillor Gill
Seconded by Councillor Hayne
That application No. 7914-0194-00 be closed

and "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2014, No. 18320" be filed.

RES.R17-3063

Carried

BYLAWS (cont.)

7. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19125"
7916-0235-00 – Simarjit Pahal
c/o H.Y. Engineering Ltd. (Rhona Dulay)
RA to RF – 16971 Fraser Highway - to subdivide into 4 single family lots.

Approved by Council: February 6, 2017

It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2017, No. 19125" be finally adopted, signed by the Mayor and
 Clerk, and sealed with the Corporate Seal.
 RES.R17-3064 Carried

I. LAND USE CONTRACT TERMINATIONS

1. Land Use Contract Termination - Public Hearing Notes - November 7, 2017

A Public Hearing was held on November 7, 2017 for the following Land Use
 Contracts (I.2 to I.13). Council is requested to receive the notes and consider
 readings for the associated Bylaws

It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That the Land Use Contract Termination -
 Public Hearing Notes dated November 7, 2017 be received.
 RES.R17-3065 Carried

LAND USE CONTRACT BYLAW READINGS

* Memos received from Planning and Development (see memorandums dated
 November 14, 2017 in bylaw backup) advising that all conditions have been met
 and that the following Land Use Contracts (I.2 to I.13) are in order for Third
 Reading and Final Adoption.

2. "Surrey Land Use Contract No. 171, Termination Bylaw, 2017, No. 19350"
 7917-0376-00 - Land Use Contract Termination
 12510 - 82 Avenue
 To terminate Land Use Contract No. 171 to allow the existing underlying
 Light Impact Industrial (IL) Zone to come into effect.

Approved by Council: September 11, 2017

It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That "Surrey Land Use Contract No. 171,
 Termination Bylaw, 2017, No. 19350" pass its third reading.
 RES.R17-3066 Carried

It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Land Use Contract No. 257,
Termination Bylaw, 2017, No. 19352" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.
RES.R17-3071 Carried

5. "Surrey Land Use Contract No. 264, Termination Bylaw, 2017, No. 19353"
7917-0351-00 – Land Use Contract Termination
10188 Whalley Boulevard
To terminate Land Use Contract No. 264 to allow the existing underlying
Multiple Residential 45 (RM-45) Zone to come into effect.

Approved by Council: September 11, 2017

It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Land Use Contract No. 264,
Termination Bylaw, 2017, No. 19353" pass its third reading.
RES.R17-3072 Carried

It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Land Use Contract No. 264,
Termination Bylaw, 2017, No. 19353" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.
RES.R17-3073 Carried

6. "Surrey Land Use Contract No. 291, Termination Bylaw, 2017, No. 19354"
7917-0260-00 – Land Use Contract Termination
13798 – 94A Avenue
To terminate Land Use Contract No. 291 to allow the existing underlying
Community Commercial (C-8) Zone to come into effect.

Approved by Council: September 11, 2017

It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Land Use Contract No. 291,
Termination Bylaw, 2017, No. 19354" pass its third reading.
RES.R17-3074 Carried

RES.R17-3075

It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Land Use Contract No. 291,
Termination Bylaw, 2017, No. 19354" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.
Carried

7. "Surrey Land Use Contract No. 336, Termination Bylaw, 2017, No. 19355"
7917-0330-00 – Land Use Contract Termination
12682 to 12694 – 82 Avenue
To terminate Land Use Contract No. 336 to allow the existing underlying
High Impact Industrial (IH) Zone to come into effect.

Approved by Council: September 11, 2017

RES.R17-3076

It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Land Use Contract No. 336,
Termination Bylaw, 2017, No. 19355" pass its third reading.
Carried

RES.R17-3077

It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Land Use Contract No. 336,
Termination Bylaw, 2017, No. 19355" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.
Carried

8. "Surrey Land Use Contract No. 363, Termination Bylaw, 2017, No. 19356"
7917-0371-00 – Land Use Contract Termination
9613 – 192 Street
To terminate Land Use Contract No. 363 to allow the existing underlying
Community Commercial (C-8) Zone to come into effect.

Approved by Council: September 11, 2017

RES.R17-3078

It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Land Use Contract No. 363,
Termination Bylaw, 2017, No. 19356" pass its third reading.
Carried

RES.R17-3079
It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Land Use Contract No. 363,
Termination Bylaw, 2017, No. 19356" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.
Carried

9. "Surrey Land Use Contract No. 407, Termination Bylaw, 2017, No. 19357"
7917-0377-00 – Land Use Contract Termination
2011 to 2081 - 156A Street; 15615 – 20 Avenue; 2062, 2072 & 2074 Bowler Drive;
2093 King George Boulevard
To terminate Land Use Contract No. 407 to allow the existing underlying
Single Family Residential (RF) Zone to come into effect.

Approved by Council: September 11, 2017

RES.R17-3080
It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Land Use Contract No. 407,
Termination Bylaw, 2017, No. 19357" pass its third reading.
Carried

RES.R17-3081
It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Land Use Contract No. 407,
Termination Bylaw, 2017, No. 19357" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.
Carried

10. "Surrey Land Use Contract No. 421, Termination Bylaw, 2017, No. 19358"
7917-0355-00 – Land Use Contract Termination
14591 to 14656 – 36B Avenue; 3651 to 3661 – 146 Street; 14590 to 14673 - 36A Avenue;
odd numbers 14609 to 14669 Winter Crescent; 14699 Winter Crescent
To terminate Land Use Contract No. 421 to allow the existing underlying
Comprehensive Development (CD) Zone to come into effect.

Approved by Council: September 11, 2017

RES.R17-3082
It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Land Use Contract No. 421,
Termination Bylaw, 2017, No. 19358" pass its third reading.
Carried

It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Land Use Contract No. 421,
Termination Bylaw, 2017, No. 19358" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.
RES.R17-3083 Carried

11. "Surrey Land Use Contract No. 465, Termination Bylaw, 2017, No. 19359"
7917-0389-00 – Land Use Contract Termination
19356 – 16 Avenue (1575 and 1577 – 194 Street)
To terminate Land Use Contract No. 465 to allow the existing underlying
General Agricultural (A-1) Zone to come into effect.

Approved by Council: September 11, 2017

It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Land Use Contract No. 465,
Termination Bylaw, 2017, No. 19359" pass its third reading.
RES.R17-3084 Carried

It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Land Use Contract No. 465,
Termination Bylaw, 2017, No. 19359" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.
RES.R17-3085 Carried

12. "Surrey Land Use Contract No. 476, Termination Bylaw, 2017, No. 19360"
7917-0324-00 – Land Use Contract Termination
9255 – 194 Street
To terminate Land Use Contract No. 476 to allow the existing underlying
Light Impact Industrial (IL) Zone to come into effect.

Approved by Council: September 11, 2017

It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Land Use Contract No. 476,
Termination Bylaw, 2017, No. 19360" pass its third reading.
RES.R17-3086 Carried

