

**Present:**

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

**Absent:**

**Staff Present:**

City Manager  
Deputy City Clerk  
General Manager, Corporate Services  
General Manager, Engineering  
Acting General Manager, Finance  
General Manager, Parks, Recreation & Culture  
General Manager, Planning & Development  
Acting 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**

**NEWTON**

1. **7917-0428-00**  
**15288 - 54A Avenue**  
**Eric Schurch, Prado Holdings Ltd. / Prado Holdings Ltd.**  
Rezoning from IB-3 to CD (based on IB-3)  
*to allow an indoor recreational facility as a permitted accessory use on a portion of the site.*

The Planning & Development Department were recommending that a Bylaw be introduced to rezone the subject site from "Business Park 3 Zone (IB-3)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.

It was Moved by Councillor Martin  
Seconded by Councillor Villeneuve  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2017, No. 19458" pass its first reading.

RES.R17-3124

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. 19458" pass its second reading.  
 RES.R17-3125 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. 19458" be held at the City  
 Hall on December 18, 2017, at 7:00 p.m.  
 RES.R17-3126 Carried

2. **7917-0316-00**  
**15744 and 15836 No. 10 Highway (56 Ave); 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 *Agricultural Land Commission Act*.

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

The applicant further requested to withdraw the application and close the file.

It was Moved by Councillor Gill  
 Seconded by Councillor Steele  
 That the land use file for Application  
 No. 7917-0316-00, for a proposed Agricultural Land Reserve exclusion, be closed.  
 RES.R17-3127 Carried

## RESIDENTIAL/INSTITUTIONAL

### SOUTH SURREY

3. **7917-0199-00**  
**15865 - 28 Avenue**  
**Maggie Koka, Aplin & Martin Consultants Ltd. / I. Kaushal, S. Kaushal,**  
**K. Sharma, K. Kaushal**  
 NCP Amendment from Cluster Housing (6-8 u.p.a.) to Single Family Small Lots /  
 Rezoning from RA to RF-10 and RF-13  
*to allow subdivision into 2 single family small lots.*

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

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

1. a Bylaw be introduced to rezone the portion of the land shown as Block I on the Survey Plan attached as Appendix II from "One-Acre Residential Zone (RA)" to "Single Family Residential (13) Zone (RF-13)", and to rezone the portion of the land shown as Block II on the Survey Plan from "One-Acre Residential Zone (RA)" to "Single Family Residential (10) Zone (RF-10)", and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) submission of an acceptable tree survey and a statement regarding tree preservation;
  - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
  - (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department.
3. Council pass a resolution to amend the North Grandview Heights Neighbourhood Concept Plan to redesignate the subject property from "Cluster Housing (6-8 u.p.a.)" to "Single Family Small Lots" when the project is considered for final adoption.

RES.R17-3128

Carried  
 With Councillor Woods opposed.

It was Moved by Councillor Gill  
 Seconded by Councillor Hayne  
 That "Surrey Zoning Bylaw, 1993, No. 12000,  
 Amendment Bylaw, 2017, No. 19459" pass its first reading.

RES.R17-3129

Carried  
 With Councillor Woods opposed.

The said Bylaw was then read for the second time.

RES.R17-3130

It was Moved by Councillor Gill  
Seconded by Councillor Hayne  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2017, No. 19459" pass its second reading.  
Carried  
With Councillor Woods opposed.

RES.R17-3131

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. 19459" be held at the City  
Hall on December 18, 2017, at 7:00 p.m.  
Carried  
With Councillor Woods opposed.

4. **7917-0487-00**  
**16673 - 31B Avenue**  
**James Pernu, McElhanney Consulting Services Ltd. / 1095087 B.C. Ltd.**  
**Director Information: Kulwant Singh Binning, Ranjit Kaur Chahal**  
**No Officer Information Filed**  
Development Variance Permit  
*to reduce the minimum streamside setback.*

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

RES.R17-3132

It was Moved by Councillor Gill  
Seconded by Councillor Hayne  
That that Council approve Development  
Variance Permit No. 7917-0487-00, to reduce the minimum setback distance from  
the top-of-bank for a Class A ditch in Part 7A of Zoning By-law No. 12000, from  
10 metres (33 ft.) to 5.5 metres (18 ft.), measured from the top-of-bank to the north  
lot line, to proceed to Public Notification.  
Carried

## COMMERCIAL/INDUSTRIAL/AGRICULTURAL

### FLEETWOOD/GUILDFORD

5. **7917-0477-00**  
**9257 - 189 Street**  
**B. Nicholls, All Round Home Restorations / B. Nicholls, K. Mitchell**  
Temporary Use Permit  
*to allow the outdoor storage of construction materials and vehicles associated with a  
general construction business operating out of the single family dwelling on the lot.*

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

Before the motion was put, Mayor Hepner called for the Applicant to speak to Application No. 7917-0477-00.

The applicant was advised by staff to apply for a Temporary Use Permit (TUP) while work to bring the property in-line with the official zoning for the area is completed. The applicant currently operates a small construction company from the site, with some industrial equipment stored onsite. The Official Community Plan designation for the site is mixed employment, which the applicant understood their business to be; further work is required to better understand what the zoning means.

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

- The site was acquired in 2014. Administrative work for the construction company is conducted on the site, as well as some storage.
- No complaints had been received with respect to the site prior to the application being made. The applicant has consulted with neighbours, who have not expressed concerns.
- Normal traffic to and from the site is approximately four vehicles per day. There are two office staff who work standard business hours on site, as well as some scaffolding equipment that is stored onsite. The scaffolding is generally moved once a month from the site to various construction sites.
- The buildings onsite were present when the applicant purchased the property and the applicant has not brought any fill or gravel onto the site. The applicant has erected two tents onsite to keep rain off of equipment.
- If the TUP is approved, the applicant would seek another site that would permit the storage of their equipment, while the administrative portion of the business would remain on the subject site. It is anticipated that six months to one year is required to locate an appropriate site. The applicant would not apply for an additional TUP.

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

- It was not clear which buildings on site have building permits. Staff can review and report back to Council.
- A TUP does not require a public hearing; however, neighbours are notified during the process. Staff also consulted directly with neighbours throughout the application process.
- The single family home and accessory building on site would be required to be brought up to current building codes. The tents onsite are not designed to code for their current use.

Council advised that a one-time three year permit could be considered; however, an extension of the TUP would not be permitted. Council requested that staff determined whether the steep slopes would require a Hazard Lands Development Permit, and the temporary driveway onsite be reviewed.

It was Moved by Councillor Gill  
 Seconded by Councillor Woods  
 That Application No. 7917-0477-00 be referred back to staff to complete the application review process, once the necessary documentation is provided by the applicant, and to draft the Temporary Use Permit for consideration by Council.

RES.R17-3133

Carried**RESIDENTIAL/INSTITUTIONAL****SOUTH SURREY**

6. **7917-0511-00**  
**15333 - 16 Avenue**  
**Sebastian Butler, DGBK Architects / Prime Time (Abby Lane) Inc.**  
 Development Permit Amendment / Housing Agreement Amendment  
*to increase the number of assisted living (care facility) units/beds and modifications to the eastern 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 repeal the existing Prime Time (Abby Lane) Inc. Housing Agreement, Authorization Bylaw, 2014, No. 18332 upon adoption of a new Housing Agreement Bylaw.
2. a Bylaw be introduced authorizing Council to enter into a new Housing Agreement.
3. Council approve amendments to Development Permit No. 7906-0454-00 and authorize the Mayor and Clerk to execute the Permit.

RES.R17-3134

Carried

It was Moved by Councillor Gill  
 Seconded by Councillor Martin  
 That "Prime Time (Abby Lane) Inc. Housing Agreement, Authorization Bylaw, 2014, No. 18332, Repeal Bylaw, 2017, No. 19460" pass its first reading.

RES.R17-3135 Carried

The said By-law was then read for the second time.

It was Moved by Councillor Gill  
 Seconded by Councillor Martin  
 That "Prime Time (Abby Lane) Inc. Housing Agreement, Authorization Bylaw, 2014, No. 18332, Repeal Bylaw, 2017, No. 19460" pass its second reading.

RES.R17-3136 Carried

The said By-law was then read for the third time.

It was Moved by Councillor Gill  
 Seconded by Councillor Martin  
 That "Prime Time (Abby Lane) Inc. Housing Agreement, Authorization Bylaw, 2014, No. 18332, Repeal Bylaw, 2017, No. 19460" pass its third reading.

RES.R17-3137 Carried

It was Moved by Councillor Gill  
 Seconded by Councillor Martin  
 That "Prime Time (Abby Lane) Inc. Housing Agreement, Authorization Bylaw, 2017, No. 19461" pass its first reading.

RES.R17-3138 Carried

The said By-law was then read for the second time.

It was Moved by Councillor Gill  
 Seconded by Councillor Martin  
 That "Prime Time (Abby Lane) Inc. Housing Agreement, Authorization Bylaw, 2017, No. 19461" pass its second reading.

RES.R17-3139 Carried

The said By-law was then read for the third time.

It was Moved by Councillor Gill  
 Seconded by Councillor Martin  
 That "Prime Time (Abby Lane) Inc. Housing Agreement, Authorization Bylaw, 2017, No. 19461" pass its third reading.

RES.R17-3140 Carried

- 7. **7917-0353-00**  
**16736 and 16766 - 16 Avenue**  
**Maggie Koka, Aplin & Martin Consultants Ltd. / K. Cody, J. Cody,**  
**1080515 B.C. Ltd.**

**Director Information: Rajinder Bhandall, Kuldip Rawan**

**No Officer Information Filed**

Rezoning of a portion from RA to RH

*to allow subdivision into 2 reconfigured suburban residential lots.*

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

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

- 1. a Bylaw be introduced to rezone a portion of the subject site, shown as Block A on the attached Survey Plan (Appendix II), from "One-Acre Residential Zone (RA)" to "Half-Acre Residential Zone (RH)", 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; and
  - (d) registration of a Section 219 Restrictive Covenant to prohibit building construction on Proposed Lot 2.

RES.R17-3141 Carried  
With Councillor Woods opposed.

It was Moved by Councillor Gill  
Seconded by Councillor Martin  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
 Amendment Bylaw, 2017, No. 19462" pass its first reading.

RES.R17-3142 Carried  
With Councillor Woods opposed.

The said Bylaw was then read for the second time.



RES.R17-3143 It was Moved by Councillor Gill  
Seconded by Councillor Martin  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2017, No. 19462" pass its second reading.  
Carried  
With Councillor Woods opposed.

RES.R17-3144 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. 19462" be held at the City  
Hall on December 18, 2017, at 7:00 p.m.  
Carried  
With Councillor Woods opposed.

8. **7917-0310-00**  
**16441 - 28 Avenue**  
**Lori Joyce, H.Y. Engineering Ltd / M. Hayer, B. Hayer**  
NCP Amendment from Existing One-Acre & Half-Acre Lots to Single Detached (3-4 u.p.a.) / Rezoning from RA to CD (based on RQ)  
*to allow subdivision into 4 suburban 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 "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
  2. a Bylaw be introduced to amend Map 11, Area XI of Schedule F of Surrey Zoning By-law, 1993, No. 12000, to identify the property at 16441 - 28 Avenue within Area XIb and a date be set for Public Hearing.
  3. Council instruct staff to resolve the following issues prior to final adoption:
    - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
    - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
    - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;

- (d) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
- (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (f) submission of a finalized lot grading plan to the satisfaction of the Planning and Development Department; and
- (g) the applicant address the 15% cash-in-lieu for open space associated with the proposed gross density type lots.

4. Council pass a resolution to redesignate the subject site from "Existing One-Acre & Half-Acre Lots" to "Single Detached (3-4 u.p.a.)" when the project is considered for final adoption.

RES.R17-3145

Carried  
With Councillor Woods opposed.

It was Moved by Councillor Gill  
Seconded by Councillor Martin  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2017, No. 19463" pass its first reading.

RES.R17-3146

Carried  
With Councillor Woods opposed.

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. 19463" pass its second reading.

RES.R17-3147

Carried  
With Councillor Woods opposed.

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. 19463" be held at the City  
Hall on December 18, 2017, at 7:00 p.m.

RES.R17-3148

Carried  
With Councillor Woods opposed.

It was Moved by Councillor Gill  
Seconded by Councillor Martin  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Text Amendment Bylaw, 2017, No. 19464" pass its first reading.

RES.R17-3149

Carried  
With Councillor Woods opposed.

The said Bylaw was then read for the second time.

RES.R17-3150 It was Moved by Councillor Gill  
Seconded by Councillor Martin  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Text Amendment Bylaw, 2017, No. 19464" pass its second reading.  
Carried  
With Councillor Woods opposed.

RES.R17-3151 It was then Moved by Councillor Gill  
Seconded by Councillor Martin  
That the Public Hearing on "Surrey Zoning  
Bylaw, 1993, No. 12000, Text Amendment Bylaw, 2017, No. 19464" be held at the  
City Hall on December 18, 2017, at 7:00 p.m.  
Carried  
With Councillor Woods opposed.

### COMMERCIAL/INDUSTRIAL/AGRICULTURAL

#### FLEETWOOD/GUILDFORD

9. **7917-0158-00**  
**9469 and 9425 - 190 Street**  
**Glen Cartwright, Summit Homes / Great West (Vancouver) Investments Ltd.**  
Rezoning a portion from RA to IL / Development Variance 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 Martin  
That:

1. a Bylaw be introduced to rezone the property at 9469 – 190 Street from "One Acre Residential Zone (RA)" to "Light Impact Industrial Zone (IL)" and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7917-0158-00, varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum rear yard setback of the IL Zone from 7.5 metres (25 ft.) to 0 metres (0 ft.), as measured to the north building face of the proposed northern industrial building;
  - (b) to reduce the number of required parking spaces from 57 to 45 spaces; and

- (c) to waive the requirement in Part 5 Parking and Loading/Unloading of Zoning By-law No. 12000 to require that a parking area be surfaced with asphalt, concrete or similar paving for the nine (9) off-street parking spaces proposed on the north portion of the subject site.

3. Council instruct staff to resolve the following issues prior to final adoption:

- (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
- (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
- (c) approval from the Ministry of Transportation & Infrastructure;
- (d) approval from BC Hydro;
- (e) submission of an acceptable tree survey and a statement regarding tree preservation;
- (f) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
- (g) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
- (h) resolution of all urban design issues to the satisfaction of the Planning and Development Department; and
- (i) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.

RES.R17-3152

Carried

It was

Moved by Councillor Gill  
 Seconded by Councillor Martin  
 That "Surrey Zoning Bylaw, 1993, No. 12000,  
 Amendment Bylaw, 2017, No. 19465" pass its first reading.

RES.R17-3153

Carried

The said Bylaw was then read for the second time.

RES.R17-3154 It was Moved by Councillor Gill  
Seconded by Councillor Martin  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2017, No. 19465" pass its second reading.  
Carried

RES.R17-3155 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. 19465" be held at the City  
Hall on December 18, 2017, at 7:00 p.m.  
Carried

### SOUTH SURREY

10. **7917-0382-00**  
**15028 - 32 Avenue**  
**Karla Castellanos, KCC Architecture and Design Ltd.**  
**White Rock/Surrey U-Lock Mini-Storage Ltd.**  
Amend CD By-law No. 12888  
*to increase the amount of accessory office space permitted within an existing mini-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. a Bylaw be introduced to amend "Comprehensive Development Zone (CD)" (By-law No. 12888) 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; and
  - (b) approval from the Ministry of Transportation & Infrastructure.

RES.R17-3156 Carried

RES.R17-3157 It was Moved by Councillor Gill  
Seconded by Councillor Martin  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 1996, No. 12888, Amendment Bylaw, 2017, No. 19466" pass its  
first reading.  
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, 1996, No. 12888, Amendment Bylaw, 2017, No. 19466" pass its  
second reading.  
RES.R17-3158 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, 1996, No. 12888, Amendment Bylaw,  
2017, No. 19466" be held at the City Hall on December 18, 2017, at 7:00 p.m.  
RES.R17-3159 Carried

### SURREY CITY CENTRE/WHALLEY

11. 7917-0444-00  
13737 - 96 Avenue ; 9639 - 137A Street  
**Matthew Alexander / South Harper Lands Development Ltd.  
North Harper Lands Development Ltd.**  
Amend CD Bylaw No. 18918  
Amend CD By-law 17437, as amended by Bylaw No. 18286  
*to allow private school use along with expanded post-secondary education and  
hospital related uses for two commercial office building sites in City Centre  
(City Centre 1 and 2)*

The Planning & Development Department were recommending that Council introduce bylaws to amend Comprehensive Development Bylaw No. 18918 and Bylaw No. 17437, as amended, and a date be set for Public Hearing.

It was Moved by Councillor Gill  
Seconded by Councillor Hayne  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2016, No. 18918, Amendment Bylaw, 2017, No. 19467" pass its  
first reading.  
RES.R17-3160 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, 2016, No. 18918, Amendment Bylaw, 2017, No. 19467" pass its  
second reading.  
RES.R17-3161 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, 2016, No. 18918, Amendment Bylaw,  
 2017, No. 19467" be held at the City Hall on December 18, 2017, at 7:00 p.m.  
 RES.R17-3162 Carried

It was Moved by Councillor Gill  
 Seconded by Councillor Hayne  
 That "Surrey Zoning Bylaw, 1993, No. 12000,  
 Amendment Bylaw, 2011, No. 17437, Amendment Bylaw, 2014, No. 18286,  
 Amendment Bylaw, 2017, No. 19468" pass its first reading.  
 RES.R17-3163 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, 2011, No. 17437, Amendment Bylaw, 2014, No. 18286,  
 Amendment Bylaw, 2017, No. 19468" pass its second reading.  
 RES.R17-3164 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, 2011, No. 17437, Amendment Bylaw,  
 2014, No. 18286, Amendment Bylaw, 2017, No. 19468" be held at the City Hall on  
 December 18, 2017, at 7:00 p.m.  
 RES.R17-3165 Carried

12. **7917-0422-00**  
**10512 - 135A Street**  
**Clayton J. Campbell, Campbell Redmond Barristers and Solicitors**  
**T. Kang Investments Inc., Happy Queen Holding Ltd.**  
 Temporary Use Permit  
*to permit automotive sales, rentals and service of vehicles less than 5,000 kilograms*  
*(11,023 lbs.) and automobile painting and body work for a period not to exceed 3 years.*

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

Before the motion was put, Mayor Hepner called for the Applicant to speak to Application No. 7917-0422-00.

The applicant's lawyer advised that the applicant had applied for a range of automotive services to be permitted onsite; however, the number of permitted services were decreased through the application process as staff were not

supportive of the automotive sales and rental uses. The proposed Temporary Use Permit (TUP) is to allow automotive services. The applicant has been seeking a long-term tenant for the property since 2014. The delegation suggested that the TUP would not inhibit development in the area and would not set a precedent for the area. It was suggested that the TUP could assist businesses while the neighbourhood transitions and it could reduce illegal activity.

In response to questions from Council, the lawyer for the applicant advised that the applicant does not currently have a tenant for the site, as it is unclear as to what services would be permitted for the site. The applicant had previously received inquiries from potential tenants, and could pursue those tenants if the TUP is approved.

Council requested that staff work with the applicant to define what the site uses would be as part of the TUP, and that the applicant arrange a potential tenant that is willing to accept the temporary use of the site.

It was Moved by Councillor LeFranc  
Seconded by Councillor Steele  
That Application 7917-0422-00 be referred  
back to staff to complete the development application review process, including the necessary referrals, and to then prepare Temporary Use Permit No. 7917-0422-00 for Council's consideration.

RES.R17-3166

Carried  
With Mayor Hepner and Councillor Gill opposed.

## RESIDENTIAL/INSTITUTIONAL

### NEWTON

13. **7916-0451-00**  
**14454 - 60 Avenue**  
**Mike Helle, Coastland Engineering and Surveying Ltd. / B K G Enterprises Ltd.**  
Rezoning a portion of site from RA to RF-9 and RF-13 / Development Permit  
*to allow subdivision into 4 single family small lots and an open space lot.*

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 portion of the subject site shown as Block A on the attached Survey Plan (Appendix II) from "One-Acre Residential Zone (RA)" to "Single Family Residential (13) Zone (RF-13)"; and the portion shown as Block B on the Survey Plan from "One-Acre



Residential Zone (RA)" to "Single Family Residential (9) Zone (RF-9)", and a date be set for Public Hearing.

2. Council authorize staff to draft Development Permit No. 7916-0451-00 for Sensitive Ecosystems (Streamside Protection) generally in accordance with the environmental report prepared by Envirowest Consultants Inc, dated May 18, 2017.
3. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (d) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
  - (e) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department.

RES.R17-3167

Carried

It was

Moved by Councillor Gill  
 Seconded by Councillor Hayne  
 That "Surrey Zoning Bylaw, 1993, No. 12000,  
 Amendment Bylaw, 2017, No. 19469" pass its first reading.

RES.R17-3168

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. 19469" pass its second reading.

RES.R17-3169

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. 19469" be held at the City  
 Hall on December 18, 2017, at 7:00 p.m.

RES.R17-3170

Carried

SOUTH SURREY

14. **7915-0401-00**  
**3965 - 156 Street**  
**Mike Helle, Coastland Engineering & Surveying Ltd. / R. McDonald**  
NCP Amendment for a portion of the site from Park/Open Space to Suburban  
½ Acre Residential  
Rezoning of a portion of the site from A-1 to CD / Development Permit  
*to allow subdivision into 11 suburban single family lots and 1 park/open space lot.*

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: That:

1. a Bylaw be introduced to rezone a portion of the subject site, shown as Block B on the attached Survey Plan (Appendix II), from "General Agricultural Zone (A-1)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7915-0401-00 for Hazard Lands and Sensitive Ecosystems, generally in accordance with the Ecosystem Development Plan prepared by Ken Lambertson, dated August 2017 and the Geotechnical Investigation Report prepared by Geopacific Consultants Ltd., dated October 10, 2017.
3. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (d) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (e) submission of a finalized lot grading plan to the satisfaction of the Planning and Development Department;

- (f) registration of a Section 219 Restrictive Covenant to prohibit building construction within 10 metres (33 ft.) of the toe of the existing slope at the rear of proposed Lots 1 to 4;
- (g) registration of a Section 219 Restrictive Covenant to indemnify the City against possible damages as a result of flooding;
- (h) registration of a Restrictive Covenant for tree preservation on lots containing tree preservation areas in accordance with the finalized tree preservation plan;
- (i) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
- (j) conveyance of all of the proposed open space to the City, at no cost to the City, as agreed to by the applicant; and
- (k) the applicant obtain the necessary approvals from the Ministry of Forests Lands Natural Resources and Oceans (FLRNRO) for impacts on watercourses for road frontage works on 156 Street.

4. Council pass a resolution to amend the Rosemary Heights Central Neighbourhood Concept Plan to redesignate a portion of the land from "Park/Open Space" to "Suburban ½ Acre Residential" when the project is considered for final adoption.

RES.R17-3171

Carried

It was

Moved by Councillor Gill  
 Seconded by Councillor Hayne  
 That "Surrey Zoning Bylaw, 1993, No. 12000,  
 Amendment Bylaw, 2017, No. 19470" pass its first reading.

RES.R17-3172

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. 19470" pass its second reading.

RES.R17-3173

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. 19470" be held at the City  
 Hall on December 18, 2017, at 7:00 p.m.

RES.R17-3174

Carried

15. **7917-0042-00**  
**17104 - oA Avenue ; 17117 - o Avenue**  
**Dexter Hirabe, WSP Canada Inc. / Landstar Projects Ltd.**  
NCP Amendment for a portion of the site from Single Family (6 u.p.a.) to Single Family Flex (6-14.5 u.p.a.) / Rezoning from RA to RF-13  
*to allow subdivision into 5 single family lots*

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

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

1. a Bylaw be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" to "Single Family Residential (13) Zone (RF-13)" and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) approval from the Ministry of Transportation and Infrastructure;
  - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (e) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (g) registration of a Section 219 Restrictive Covenant for "no build" on a portion of Lot 5 until future consolidation with the adjacent property (17141 - oA Avenue);
  - (h) registration of a Section 219 Restrictive Covenant for "no build" on a portion of Lot 3 until future consolidation with the adjacent property (17105 or 17123 - o Avenue); and
  - (i) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department.

3. Council pass a resolution to amend the Douglas NCP to re-designate a portion of the site from "Urban Single Family (6 u.p.a.)" to "Single Family Residential Flex (6-14.5 u.p.a.)" when the project is considered for final adoption.

RES.R17-3175

Carried

With Councillor Woods opposed.

It was

Moved by Councillor Gill

Seconded by Councillor Hayne

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

Amendment Bylaw, 2017, No. 19471" pass its first reading.

RES.R17-3176

Carried

With Councillor Woods opposed.

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. 19471" pass its second reading.

RES.R17-3177

Carried

With Councillor Woods opposed.

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. 19471" be held at the City Hall on December 18, 2017, at 7:00 p.m.

RES.R17-3178

Carried

With Councillor Woods opposed.

**SURREY CITY CENTRE/WHALLEY**

16. 7913-0223-00

10488 - 124 Street

**Lance Barnett, Barnett Dembeck Architect Inc. / 1102791 B.C. Ltd.****Director Information: Navtej Bains, Kanwar Dhamrait, Amarjit Mann****No Officer Information Filed**

Development Permit / Development Variance Permit

*to permit the development of 46 townhouse units.*

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

It was

Moved by Councillor Gill  
Seconded by Councillor Hayne  
That:

1. Council authorize staff to draft Sensitive Ecosystems and Form and Character Development Permit No. 7913-0223-00 generally in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7913-0223-00, varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum north yard setback of the RM-15 Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) to the building face of Building 1;
  - (b) to reduce the minimum east yard setback of the RM-15 Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) to the building face of Buildings 3, 7 and 9; and
  - (c) to reduce the minimum south yard setback of the RM-15 Zone from 7.5 metres (25 ft.) to 7.2 metres (24 ft.) to the building face of Buildings 8 and 9.
3. Council approve the applicant's request to reduce the amount of indoor amenity space from 138 square metres (1,485 sq. ft.) to 104 square metres (1,119 sq. ft.).
4. Council instruct staff to resolve the following issues prior to approval:
  - (a) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (b) submission of a finalized landscaping plan and landscaping cost estimate including riparian area planting and fencing 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) obtain approval from MetroVancouver;
  - (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) the applicant adequately address the impact of reduced indoor amenity space.

RES.R17-3179

Carried

**C. ITEMS REFERRED BACK****COMMERCIAL/INDUSTRIAL/AGRICULTURAL****SOUTH SURREY**

1. **7916-0623-00**  
**2315, 2331, 2323 - 168 Street**  
**Colin A. Hogan, Focus Architecture Incorporated / City of Surrey,**  
**Royale Properties (Grandview) Ltd.**  
OCP Amendment from Commercial to Urban / Rezoning from RA to RM-30 /  
Development Permit / Development Variance Permit  
*to permit the development of 40 townhouses.*

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

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

1. Council file Rezoning Bylaw No. 19384.
2. Council reschedule the Public Hearing for "Surrey Official Community Plan Bylaw, 2013, No. 18020, OCP Amendment Bylaw No. 19383" to be held Monday, December 18, 2017 at the City Hall at 7:00 p.m.
3. a Bylaw be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" to "Multiple Residential 30 Zone (RM-30)" and a date be set for Public Hearing.
4. Council authorize staff to draft Development Permit No. 7916-0623-00 generally in accordance with the attached drawings (Appendix II).
5. Council approve the applicant's request to reduce the amount of required outdoor amenity space from 120 square metres (1,292 square feet) to 97 square metres (1,044 square feet).
6. Council approve Development Variance Permit No. 7916-0623-00, varying the following, to proceed to Public Notification:
  - (a) to increase the minimum east yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 7.8 metres (25.5 ft.) to the principal building face and reduce the minimum east yard setback of RM-30 Zone from 7.5 metres (25 ft.) to 7.3 metres (24 ft.) for projections for building 4;

- (b) to reduce the minimum west yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) to the principal building face and 3.9 metres (13 ft.) for projections for buildings 1 and 6;
  - (c) to reduce the minimum south yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) to the principal building face and 4.2 metres (14 ft.) for projections for buildings 5 and 6; and
  - (d) to reduce the minimum north yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) to the principal building face of Building 2.
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, arborist report, and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (d) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (e) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
  - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (g) submission of an acoustical report for the units adjacent to 168 Street and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;
  - (h) registration of a Section 219 Restrictive Covenant to specifically identify the allowable tandem parking arrangement and to prohibit the conversion of the tandem parking spaces into livable space;
  - (i) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager, Parks, Recreation and Culture;



(j) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department; and

(k) the applicant adequately address the impact of reduced outdoor amenity space.

RES.R17-3180

Carried

With Councillor Woods opposed.

It was

Moved by Councillor Gill

Seconded by Councillor Hayne

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

Amendment Bylaw, 2017, No. 19384" be filed.

RES.R17-3181

Carried

With Councillor Woods opposed.

It was

Moved by Councillor Gill

Seconded by Councillor Hayne

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

Amendment Bylaw, 2017, No. 19472" pass its first reading.

RES.R17-3182

Carried

With Councillor Woods opposed.

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. 19472" pass its second reading.

RES.R17-3183

Carried

With Councillor Woods opposed.

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. 19472" be held at the City Hall on December 18, 2017, at 7:00 p.m.

RES.R17-3184

Carried

With Councillor Woods opposed.

#### D. LAND USE CONTRACT TERMINATION

**E. CORPORATE REPORTS**

The Corporate Reports under date of December 4, 2017 were considered and dealt with as follows:

**Item No. L003** Proposed Housekeeping Amendments to Surrey Zoning Text Amendment Bylaw 19333, Regarding Calculation of Extended Floor Area in Single Family Residential Zones  
File: 5480-01; 3900-30

The General Manager, Planning and Development submitted a report to amend Surrey Zoning text Amendment Bylaw 19222 which introduced changes to the way in which "extended height" area (also referred to as "open to below area" and "space under vaulted ceiling") is calculated in various single-family zones, in order to achieve consistency with other single-family zones.

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

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

1. Receive Corporate Report L003 as information;
2. Approve housekeeping amendments to Surrey Zoning Text Amendment Bylaw 19333 with regard to inclusion of staircases in the calculation of extended floor area for a Single Family Residential (RF) Zone, Single Family Residential Secondary Suite (RF-SS) Zone, and Single Family Residential Gross Density (RF-G) Zone, as described in the report and attached as Appendix "I"; and
3. Set the Public Hearing for "Surrey Zoning Bylaw, 1993, No. 12000, Text Amendment Bylaw, 2017, No. 19333" for Monday, December 18, 2017 at 7:00 p.m. at City Hall

RES.R17-3185

Carried**F. CORRESPONDENCE****G. NOTICE OF MOTION**

1. **7911-0219-00**  
**16301, 16321, 16355 and 16367 -20 Avenue**  
**Donna Ichikawa, Woodbridge Properties**  
**Woodbridge Developments (South Grandview) Ltd.**  
NCP Amendment to modify the proposed road network  
Rezoning from RA to RM-30 and CD  
Development Permit / Development Variance Permit

to permit the development of approximately 127 townhouse units in Phase 1, with a General Development Permit for approximately 190 additional townhouse units in future phases.

At the November 6, 2017, Regular Council – Land Use meeting, Council defeated the recommendations of Application No. 7911-0219-00 (Res.R17-2913)

Council Policy O-5 and Council Procedure Bylaw No. 15300 allows that an application may be reconsidered if supported by the majority of Council, within three months of the date of denial.

Councillor Hayne put forward the following notice of motion:

**"That Council rescind Resolution R17-2913, and bring back Application No. 7911-0219-00 for consideration by Council at the December 18, 2017, Regular Council – Land Use meeting."**

## H. BY-LAWS AND PERMITS

### BYLAWS

1. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 19070" 7916-0265-00 – 1066867 B.C. Ltd. (Director Information: Kulwinder Grewal and Singh Hardev Grewal) and 1067330 B.C. Ltd. (Director Information: Hardev Grewal) c/o Hub Engineering Inc. (Mike Kompter)  
RA to RH-G –6074 and 6112 – 152 Street - to subdivide into 20 single family lots.

Approved by Council: December 19, 2016

It was Moved by Councillor Gill  
Seconded by Councillor Hayne  
That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 19070" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R17-3186

Carried

### BYLAWS WITH PERMITS

2. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19396" 7917-0170-00 – City of Surrey  
c/o Lark Projects (2004) Ltd. (Trevor Massey)  
IL-1 to CD – Portion of 12780 – 110 Avenue - to permit the development of the North Surrey Sport & Ice Complex.

Approved by Council: October 23, 2017

- \* At the November 6, 2017 Regular Council – Public Hearing, Council requested that staff review the environmental survey in order to retain the tree frog pond habitat. Planning and Development has provided a response to Council's concerns in the memorandum dated November 29, 2017 in bylaw back-up.
- \* Further more Planning and Development advise (see memorandum dated November 29, 2017 in back-up) that a minor modification is required to the Yards and Setbacks section of CD Bylaw No. 19396. The change does not affect the use or density of the lands and therefore does not require a further Public Hearing.

It was Moved by Councillor Gill  
 Seconded by Councillor Hayne  
 That Council rescind third reading of "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19396" granted by Resolution R17-3012 at the November 6, 2017 Regular Council – Public Hearing Meeting.

RES.R17-3187 Carried

It was Moved by Councillor Gill  
 Seconded by Councillor Steele  
 That Council amend Section F 2 of "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19396" to allow stairways to encroach into the required setbacks by deleting Sub-section F.2 and replacing it with: "Notwithstanding the definition of setback in Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended, roof overhangs and stairways may encroach into the required setbacks

RES.R17-3188 Carried

It was Moved by Councillor Gill  
 Seconded by Councillor Steele  
 That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19396" pass its third reading, as amended.

RES.R17-3189 Carried

It was Moved by Councillor Gill  
 Seconded by Councillor Steele  
 That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19396" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R17-3190 Carried

- \* Planning and Development advise that it is in order for Council to pass a resolution amending the South Westminster Neighbourhood Concept Plan to redesignate a portion of the subject site from Retail / Residential and Multiple Residential to Institutional and Parks & Open Spaces.

It was Moved by Councillor Gill  
 Seconded by Councillor Steele  
 That Council amend the South Westminster  
 Neighbourhood Concept Plan to redesignate a portion of the subject site from  
 Retail/Residential and Multiple Residential to Institutional and Parks & Open  
 Spaces.

RES.R17-3191

Carried

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19397"  
 IL-1 to RF – Portion of 12780 – 110 Avenue and 12737 Old Yale Road - to preserve  
 open space in compliance with the South Westminster NCP.

Approved by Council: October 23, 2017

It was Moved by Councillor Gill  
 Seconded by Councillor Steele  
 That "Surrey Zoning Bylaw, 1993, No. 12000,  
 Amendment Bylaw, 2017, No. 19397" be finally adopted, signed by the Mayor and  
 Clerk, and sealed with the Corporate Seal.

RES.R17-3192

Carried

**Development Variance Permit No. 7917-0170-00**

12780 – 110 Avenue

To reduce the minimum setback requirement from top-of-bank for a Class A  
 (red-coded) Channelized Stream) at the closest point along the north lot line of  
 the site.

Supported by Council November 6, 2017

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

- (a) In the table in Section B.1 of Part 7A Streamside Protection, the minimum  
 required distance from top-of-bank of a "Class A Channelized Stream" is  
 reduced from 25 metres (82 ft.) to 4.0 metres (13 ft.).

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

It was Moved by Councillor Gill  
 Seconded by Councillor Steele  
 That Development Variance Permit No.  
 7917-0170-00 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.R17-3193

Carried

**Development Permit No. 7917-0170-00**

12780 – 110 Avenue and 12737 Old Yale Road

To permit the development of the North Surrey Sport &amp; Ice Complex.

Authorized to draft: 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 Steele  
 That the Mayor and Clerk be authorized to  
 execute Development Permit No. 7917-0170-00 .

RES.R17-3194

Carried

3. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2017, No. 19181"  
 7916-0029-00 - Canadian Horizons (182A) Land Corp.  
 c/o Aplin & Martin Consultants Ltd. (Anya Paskovic)  
 To redesignate the site at 9713, 9731, 9749 and 9797 – 182A Street from Suburban to Urban.

Approved by Council: March 6, 2017

It was Moved by Councillor Gill  
 Seconded by Councillor Steele  
 That "Surrey Official Community Plan Bylaw,  
 2013, No. 18020, Amendment Bylaw, 2017, No. 19181" be finally adopted, signed by  
 the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R17-3195

Carried

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19215"  
 RA to CD – 9713, 9731, 9749 and 9797 – 182A Street - to subdivide into 37 single  
 family lots.

Approved by Council: April 3, 2017

It was Moved by Councillor Gill  
 Seconded by Councillor Steele  
 That "Surrey Zoning Bylaw, 1993, No. 12000,  
 Amendment Bylaw, 2017, No. 19215" be finally adopted, signed by the Mayor and  
 Clerk, and sealed with the Corporate Seal.

RES.R17-3196

Carried

**Development Permit No. 7916-0029-00**

9713, 9731, 9749 and 9797 – 182A Street  
To permit subdivision into 37 single family lots.

Authorized to draft: March 6, 2017

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

It was Moved by Councillor Gill  
Seconded by Councillor Steele  
That the Mayor and Clerk be authorized to  
execute Development Permit No. 7916-0029-00 .

RES.R17-3197

Carried

4. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19233"  
7916-0332-00 – B & B Contracting Ltd.  
c/o Aplin & Martin Consultants Ltd (Anya Paskavic)  
A-2 to IB-1 – 18992 – 32 Avenue - to allow for future light industrial or business  
park uses.

Approved by Council: April 24, 2017

It was Moved by Councillor Gill  
Seconded by Councillor Steele  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2017, No. 19233" be finally adopted, signed by the Mayor and  
Clerk, and sealed with the Corporate Seal.

RES.R17-3198

Carried**Development Permit No. 7916-0332-00**

18992 – 32 Avenue  
To allow for future light industrial or business park uses on the property

Authorized to draft: April 24, 2017

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

It was Moved by Councillor Gill  
Seconded by Councillor Steele  
That the Mayor and Clerk be authorized to  
execute Development Permit No. 7916-0332-00 .

RES.R17-3199

Carried

**I. CLERKS REPORT**

## APPLICATIONS/BYLAWS/PERMITS TO BE CLOSED

1. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19288"  
7915-0446-00 – Alldritt Development Limited  
c/o Pacific Land Group (Oleg Verbenkov)  
C-5 to CD – 12823 Crescent Road - to allow a private liquor store (licensee retail store) in an existing commercial building.

Approved by Council June 12, 2017

At the June 26, 2017 Regular Council – Public Hearing meeting, Council denied third reading of bylaw 19288. The Deputy City Clerk advises (see memorandum dated November 22, 2017 in back-up) that the time period for reconsideration of this application has lapsed. Council is requested to close the application and file the associated bylaw.

It was  
 Moved by Councillor Gill  
 Seconded by Councillor Steele  
 That Application No. 7915-0446-00 be closed  
 and "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19288" be filed.

RES.R17-3200

Carried

2. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2017, No. 19292"  
7916-0037-00 - 0794043 B.C. Ltd. (Director Information: Joginder Dhaliwal)  
c/o Barnett Dembek Architects Inc. (Lance Barnett)  
To redesignate the site 9933 Barnston Drive East from Commercial to Multiple Residential.

Approved by Council June 12, 2017

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19293"  
CD Bylaw No. 17028 to CD - 9933 Barnston Drive East - to permit a 5-storey residential and commercial building containing 51 units and a townhouse development containing 54 units.

Approved by Council June 12, 2017

At the June 26, 2017 Regular Council – Public Hearing meeting, Council denied third reading of bylaws 19292 and 19293. The Deputy City Clerk advises (see memorandum dated November 22, 2017 in back-up) that the time period for reconsideration of this application has lapsed. Council is hereby requested to close the application and file the associated bylaws.



It was Moved by Councillor Gill  
 Seconded by Councillor Steele  
 That Application No. 7916-0037-00 be closed  
 and "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw,  
 2017, No. 19292" be filed.  
 RES.R17-3201 Carried

It was Moved by Councillor Gill  
 Seconded by Councillor Steele  
 That "Surrey Zoning Bylaw, 1993, No. 12000,  
 Amendment Bylaw, 2017, No. 19293" be filed.  
 RES.R17-3202 Carried

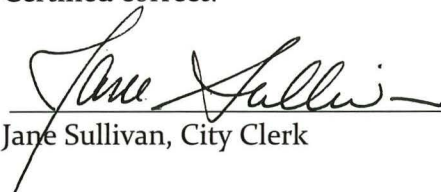
**J. OTHER BUSINESS**


**K. ADJOURNMENT**

It was Moved by Councillor Gill  
 Seconded by Councillor Steele  
 That the December 4, 2017 Regular Council -  
 Land Use meeting be adjourned.  
 RES.R17-3203 Carried

The Regular Council - Land Use meeting adjourned at 5:52 p.m.

Certified correct:

  
 Jane Sullivan, City Clerk

  
 Mayor Linda Hepner