

Present:

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

Absent:**Staff Present:**

City Manager
City Clerk
Deputy City Clerk
General Manager, Corporate Services
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
CLOVERDALE/CLAYTON**

1. **7917-0420-00**
6128 - 176 Street
Oleg Verbenkov, Pacific Land Group / City of Surrey
Development Permit / Development Variance Permit
to allow a free-standing, two-sided electronic message board sign in Cloverdale.

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

It was

Moved by Councillor Gill
Seconded by Councillor Steele
That:

1. Council authorize staff to draft Development Permit No. 7917-0420-00 generally in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7917-0420-00, varying the following, to proceed to Public Notification:
 - (a) to allow a free-standing, two-sided electronic message board sign to be installed on City property adjacent to Highway No. 15;
 - (b) to allow third party advertising to exceed 30% of the allowable copy area on the proposed free-standing, two-sided electronic message board sign;

- (c) to increase the maximum total sign area for the proposed two-sided free-standing, electronic message board sign from 28 square metres (300 sq. ft.) to 43.9 square metres (473 sq. ft.);
- (d) to increase the maximum height of the proposed free-standing, two-sided, electronic message board sign in Commercial / Industrial Zones from 4.5 metres (15 ft.) to 9.8 metres (32 ft.);
- (e) to increase the maximum copy area of the proposed free-standing, two-sided, electronic message board sign from 14 square metres (150 sq. ft.) to 37.2 square metres (400 sq. ft.); and
- (f) to reduce the minimum setback from the western property line for the proposed free-standing electronic message board sign from 2 metres (6.5 ft.) to 1.5 metres (5 ft.).

RES.R17-3373

Carried

RESIDENTIAL/INSTITUTIONAL
CLOVERDALE/CLAYTON

2. **7915-0051-01**
19436 - 71 Avenue; 7019 - 194A Street
Mike Kompter, Hub Engineering Inc. / Clayton 21 Land Corporation
 Development Variance Permit
to reduce the minimum required lot width of the RF-10 and RF-12 Zones in order to allow subdivision into twenty-one (21) 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 Steele
 That:

1. Council approve Development Variance Permit No. 7915-0051-01, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum lot width for a Type I RF-10 corner lot, from 12.8 metres (42 ft.) to 12.6 metres (41.6 ft.), for proposed Lot 1; and
 - (b) to reduce the minimum lot width for a Type I RF-12 interior lot, from 12 metres (39 ft.) to 11.7 metres (38.4 ft.), for proposed Lots 17 to 20.
2. The City Clerk remove notice of Development Variance Permit No. 7915-0051-00 from title upon execution of DVP No. 7915-0051-01.

RES.R17-3374

Carried

SOUTH SURREY

3. **7917-0480-00**
3452 - 164 Street
J. Singh, S. Randhawa
 Development Variance Permit
to increase the permitted lot coverage to legalize an existing deck.

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

It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That Council approve Development Variance Permit No. 7917-0480-00, to increase the maximum lot coverage of a single family dwelling in the "Comprehensive Development Zone (CD)" (By-law No. 17861) from 25% to 27%, to proceed to Public Notification.

RES.R17-3375

Carried

4. **7916-0311-00**
12876 Crescent Road
Roger Jawanda, CitiWest Consulting Ltd. / S. McCormack, T. Painter
 Heritage Revitalization Agreement
to facilitate the restoration and long term protection of the H.C. Major House (Brynjolfson Residence).

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

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

1. a Bylaw be introduced to allow the property owner and the City of Surrey to enter into a Heritage Revitalization Agreement to allow for the restoration and maintenance of the H.C. Major House (Brynjolfson Residence) property at 12876 Crescent Road.
2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;

- (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
- (d) applicant is to enter into an agreement to purchase a portion of City owned parkland at 2610 – 128 Street and to sell a portion of 12876 Crescent Road to the City to be used for park purposes; and
- (e) registration of a Section 219 Restrictive Covenant on title for tree protection on the subject site.

RES.R17-3376

Carried

It was

Moved by Councillor Gill
 Seconded by Councillor Steele
 That "Surrey Heritage Revitalization

Agreement Bylaw, 2017, No. 19479" pass its first reading.

RES.R17-3377

Carried

The said Bylaw was then read for the second time.

It was

Moved by Councillor Gill
 Seconded by Councillor Steele
 That "Surrey Heritage Revitalization

Agreement Bylaw, 2017, No. 19479" pass its second reading.

RES.R17-3378

Carried

It was then

Moved by Councillor Gill
 Seconded by Councillor Steele
 That the Public Hearing on "Surrey Heritage

Revitalization Agreement Bylaw, 2017, No. 19479" be held at the City Hall on
 January 8, 2018, at 7:00 p.m.

RES.R17-3379

Carried

5. **7917-0413-00**
15428 and 15436 - 31 Avenue
Maciej Dembek, Barnett Dembek Architects Inc. / Owners of Strata Plan
BCS4457, Lakewood Headwaters Ltd.
 Amend CD By-law No. 16558 / Development Permit Amendment /
 Restrictive Covenant Discharge / Development Variance Permit
to allow for development of the Phase 2 building that was previously approved under
Development Application No. 7906-0263-00.

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

It was

Moved by Councillor Gill
Seconded by Councillor Steele
That:

1. a Bylaw be introduced to amend Comprehensive Development (CD) By-law No. 16558 and a date be set for Public Hearing.
2. Council authorize staff to amend Development Permit No. 7906-0263-00 for Form and Character (Appendix II) and to draft Development Permit No. 7917-0413-00 for Sensitive Ecosystems (streamside protection) generally in accordance with the report prepared by Enkon Environmental Ltd.
3. Council authorize the discharge of Restrictive Covenant No. BB1028401 which ensured provision of a minimum of 1,385 square metres (15,000 sq.ft.) of work space on the site.
4. Council approve Development Variance Permit No. 7917-0413-00, to reduce the minimum streamside setback from the top of bank of a Class A stream from 30.0 metres (100 ft.) to 15.0 metres (50 ft.) at the narrowest point, to proceed to Public Notification.
5. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) approval from the Ministry of Transportation & Infrastructure;
 - (c) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (d) the applicant provide habitat compensation as per City Policy No. P-15 for the setback relaxation from the watercourse, to the satisfaction of the General Manager, Engineering and the General Manager, Parks, Recreation and Culture;
 - (e) registration of a working access easement to allow the applicant access to the adjacent City-owned lands for purposes of constructing the underground parking facility; and
 - (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.

RES.R17-3380

Carried

It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2008, No. 16558, Amendment Bylaw, 2017, No. 19473" pass its
 first reading.
 RES.R17-3381 Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2008, No. 16558, Amendment Bylaw, 2017, No. 19473" pass its
 second reading.
 RES.R17-3382 Carried

It was then Moved by Councillor Gill
 Seconded by Councillor Steele
 That the Public Hearing on "Surrey Zoning
 Bylaw, 1993, No. 12000, Amendment Bylaw, 2008, No. 16558, Amendment Bylaw,
 2017, No. 19473" be held at the City Hall on January 8, 2018, at 7:00 p.m.
 RES.R17-3383 Carried

NEWTON

6. **7917-0424-00**
15039 - 68 Avenue
Mike Kompter, Hub Engineering Inc. / R. Gill, K. Gill
 Rezoning from RH to RF
to allow subdivision into two (2) single family lots.

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

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

1. a Bylaw be introduced to rezone the subject site from "Half-Acre Residential Zone (RH)" to "Single Family Residential Zone (RF)" and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;

- (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
- (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
- (d) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
- (e) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department.
- RES.R17-3384 Carried

It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2017, No. 19474" pass its first reading.

RES.R17-3385 Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2017, No. 19474" pass its second reading.

RES.R17-3386 Carried

It was then Moved by Councillor Gill
Seconded by Councillor Steele
That the Public Hearing on "Surrey Zoning
Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19474" be held at the City
Hall on January 8, 2018, at 7:00 p.m.

RES.R17-3387 Carried

**COMMERCIAL/INDUSTRIAL/AGRICULTURAL
SOUTH SURREY**

7. **7917-0367-00**
15210 – 32 Avenue
David Atkinson, Five Star Permits / Papa Roni's Pizza & Chicken Ltd.
576624 B.C. Ltd.
Director Information: Surinderpal Kaur Hare
Officer Information as at December 15, 2016: Surinderpal Kaur Hare (President, Secretary)
525448 B.C. Ltd.
Director Information: Sandeep Kaur Sran
Officer Information as at August 19, 2016: Sandeep Kaur Sran (President, Secretary)
Development Permit
to permit a comprehensive sign design package for Morgan Gate Dental.

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

It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That Council approve Development Permit
 No. 7917-0367-00, for a comprehensive design sign package.

RES.R17-3388

Carried

RESIDENTIAL/INSTITUTIONAL
SOUTH SURREY

8. **7917-0117-00**
2106 and 2124 - 128 Street ; 2121 - 128A Street
Anya Paskovic, Aplin & Martin Consultants Ltd. / D. J. Schussler, 1071662 B.C. Ltd.
Director Information: Jerry Luking, Norman Porter, Charles Westgard
No Officer Information Filed
 OCP Amendment for a portion of the site from Suburban to Urban /
 Rezoning from CD and RH-G to RF-SD
to allow subdivision into 12 small lots for 12 semi-detached dwelling units and one (1) single family residential 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 Villeneuve
 That:

1. a Bylaw be introduced to amend Figure 3 in the Official Community Plan (OCP) to redesignate the property at 2106 – 128 Street and a portion of the property at 2121 - 128A Street from Suburban to Urban and a date for Public Hearing be set.
2. a Bylaw be introduced to rezone the subject site as follows:
 - (a) the property at 2124 – 128 Street from "Comprehensive Development Zone (CD)" (By-law No. 16568) to "Semi-Detached Residential Zone (RF-SD)";
 - (b) the property at 2106 – 128 Street from "Half-Acre Residential Gross Density Zone (RH-G)" to "Semi-Detached Residential Zone (RF-SD)"; and
 - (c) a portion of the property at 2121 – 128A Street, as shown as Block A in the attached Survey Plan (Appendix II), from "Comprehensive Development Zone (CD)" (By-law No. 16571) to "Semi-Detached Residential Zone (RF-SD)";

and a date be set from 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 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;
 - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (g) registration of a Section 219 Restrictive Covenant on proposed Lots 1-12 for structural independence;
 - (h) registration of a Section 219 Restrictive Covenant on proposed Lots 1-12 to ensure no building permit is issued until a registered professional approves and certifies the building plans comply with the British Columbia Building Code;
 - (i) registration of access easements on proposed Lots 1-12 for the maintenance of exterior finishes and drainage; and
 - (j) registration of an access easement on proposed Lots 1-12 for the maintenance and use of a party wall.

RES.R17-3389

Carried

It was

Moved by Councillor Gill

Seconded by Councillor Villeneuve

That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2017, No. 19475" pass its first reading.

RES.R17-3390

Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Gill
Seconded by Councillor Villeneuve
That "Surrey Official Community Plan Bylaw,
2013, No. 18020, Amendment Bylaw, 2017, No. 19475" pass its second reading.
RES.R17-3391 Carried

It was then Moved by Councillor Gill
Seconded by Councillor Villeneuve
That the Public Hearing on "Surrey Official
Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2017, No. 19475" be
held at the City Hall on January 8, 2018, at 7:00 p.m.
RES.R17-3392 Carried

It was Moved by Councillor Gill
Seconded by Councillor Hayne
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2017, No. 19476" pass its first reading.
RES.R17-3393 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. 19476" pass its second reading.
RES.R17-3394 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. 19476" be held at the City
Hall on January 8, 2018, at 7:00 p.m.
RES.R17-3395 Carried

SURREY CITY CENTRE/WHALLEY

9. **7917-0141-00**
10121 - 122 Street
John Curran, John Curran Neville Graham & Assoc. / S. Cheema, J. Cheema
Rezoning from RM-D 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 "Duplex Residential Zone (RM-D)" to "Single Family Residential Zone (RF)" and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) the applicant satisfy the deficiency in replacement trees on the site, to the satisfaction of the Planning and Development Department;
 - (e) demolition of existing buildings and structures, or portions thereof, to the satisfaction of the Planning and Development Department; and
 - (f) registration of a Section 219 Restrictive Covenant for tree protection.

RES.R17-3396

Carried

It was Moved by Councillor Gill
Seconded by Councillor Hayne
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2017, No. 19477" pass its first reading.

RES.R17-3397

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. 19477" pass its second reading.

RES.R17-3398

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. 19477" be held at the City
 Hall on January 8, 2018, at 7:00 p.m.

RES.R17-3399

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

1. **7917-0303-00**
15333 - 16 Avenue (15331 - 16 Avenue)
Sebastian Butler, DGBK Architects / Prime Time (Abby Lane) Inc.
 Development Permit
*for a Comprehensive Sign Design Package to permit five (5) free-standing signs for a
 commercial and residential building.*

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

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

1. Council approve the applicant's request to vary the Sign By-law as described in Appendix II.
2. Council approve Development Permit No. 7917-0303-00 and authorize the Mayor and Clerk to execute the Permit.

RES.R17-3400

Carried**RESIDENTIAL/INSTITUTIONAL
FLEETWOOD/GUILDFORD**

2. **7916-0031-00**
9822 and 9834 - 179 Street
Anya Paskovic, Aplin & Martin Consultants Ltd.
Canadian Horizons (179th Street) Land Corp.
 OCP Amendment for a portion from Suburban to Urban
 LAP Amendment for a portion from Urban Transition 4-5 UPA and Single Family
 Residential 4-6 UPA to Suburban Residential 2-4 UPA Gross
 Rezoning from RA to CD (based on RH-G) and RF
to allow subdivision into 11 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 Council approve a reduced cash-in-lieu
 of open space associated with the proposed gross density type lots, from 15%
 to 10%, for proposed Lots 10 and 11.

RES.R17-3401

Carried**D. LAND USE APPLICATIONS****E. CORPORATE REPORTS****F. CORRESPONDENCE****G. NOTICE OF MOTION**

At the December 4, 2017 Regular Council – Land Use meeting, Councillor Hayne put forward a notice of motion regarding Application No. 7911-0219-00.

Council was requested to consider the following motion:

It was Moved by Councillor Hayne
 Seconded by Councillor Gill
 That Council rescind Resolution R17-2913, of
 the November 6, 2017 Regular Council – Land Use meeting and bring back Application
 No. 7911-0219-00 for consideration by Council at the December 18, 2017, Regular Council –
 Land Use meeting.

RES.R17-3402

Carried

With Councillors Woods and Villeneuve
 opposed.

The following Application is in order for consideration:

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.*

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

Council requested that staff, in partnership with the School District, bring forward a report outlining recent funding announcements from the Provincial government, and the relevance of these announcements to this application. In addition, Council requested clarification regarding whether the applicant will be building the project, or if they are just rezoning the property.

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

1. a Bylaw be introduced to rezone the properties at 16355/16367 – 20 Avenue and portions of 16301/16321 – 20 Avenue shown as Blocks A and B on the survey plan attached in Appendix II from "One-Acre Residential Zone" (RA) to "Multiple Residential 30 Zone" (RM-30), and a date be set for Public Hearing.
2. a Bylaw be introduced to rezone portions of the properties at 16301 and 16321 - 20 Avenue shown as Blocks C and D on the survey plan attached in Appendix II, from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone" (CD), and a date be set for Public Hearing.
3. Council authorize staff to draft Development Permit (No. 7911-0219-00) for Form and Character and for Sensitive Ecosystems generally in accordance with the attached drawings (Appendix II) and the report prepared by Enkon Environmental Ltd.
4. Council approve Development Variance Permit No. 7911-0219-00, varying the following associated with proposed Parcel 1, to proceed to Public Notification:
 - (a) reduce the minimum northerly setback of the RM-30 Zone, from 7.5 metres (25 feet) to 4.0 metres (13 feet) along 21 Avenue, and to permit stairs within the setback area;
 - (b) reduce the minimum easterly setback of the RM-30 Zone, from 7.5 metres (25 feet) to 3.0 metres (10 feet) along 164 Street, and to permit stairs within the setback area;
 - (c) reduce the minimum southerly setback of the RM-30 Zone, from 7.5 metres (25 feet) to 4.0 metres (13 feet) along 20 Avenue, and to permit stairs within the setback area; and
 - (d) reduce the minimum westerly setback of the RM-30 Zone, from 7.5 metres (25 feet) to 4.0 metres (13 feet) along Oak Meadows Drive, and to permit stairs within the setback area.
5. Council instruct staff to resolve the following issues prior to final adoption:

- (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) approval from the Ministry of Forests, Lands and Natural Resource Operations under the Water Sustainability Act;
 - (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 to specifically identify the allowable tandem parking arrangement and to prohibit the conversion of the tandem parking spaces into livable space;
 - (h) 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;
 - (i) completion of a P-15 agreement; and
 - (j) the applicant satisfy the deficiency in tree replacement on the site to the satisfaction of the Planning and Development Department.
6. Council pass a resolution to amend the Sunnyside Heights Neighbourhood Concept Plan to delete an east-west flex road through the site and the associated drainage corridor when the project is considered for final adoption.

RES.R17-3403

Carried

With Councillors Woods and Villeneuve opposed.

It was

Moved by Councillor Gill

Seconded by Councillor Hayne

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

Amendment Bylaw, 2017, No. 19443" pass its first reading.

RES.R17-3404

Carried

With Councillors Woods and Villeneuve opposed.

The said Bylaw was then read for the second time.

RES.R17-3405 It was Moved by Councillor Gill
Seconded by Councillor Hayne
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2017, No. 19443" pass its second reading.
Carried
With Councillors Woods and Villeneuve
opposed.

RES.R17-3406 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. 19443" be held at the City
Hall on January 8, 2018, at 7:00 p.m.
Carried
With Councillor Woods opposed.

RES.R17-3407 It was Moved by Councillor Gill
Seconded by Councillor Hayne
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2017, No. 19444" pass its first reading.
Carried
With Councillors Woods and Villeneuve
opposed.

The said Bylaw was then read for the second time.

RES.R17-3408 It was Moved by Councillor Gill
Seconded by Councillor Hayne
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2017, No. 19444" pass its second reading.
Carried
With Councillors Woods and Villeneuve
opposed.

RES.R17-3409 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. 19444" be held at the City
Hall on January 8, 2018, at 7:00 p.m.
Carried
With Councillor Woods opposed.

H. BYLAWS AND PERMITS

BYLAWS

1. "Prime Time (Abby Lane) Inc. Housing Agreement, Authorization Bylaw, 2014, No. 18332, Repeal Bylaw, 2017, No. 19460"
7917-0511-00 - Prime Time (Abby Lane) Inc.
c/o DGBK Architects (Sebastian Butler)
To repeal the previous Housing Agreement Bylaw No. 18332.

Approved by Council: December 4, 2017

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" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R17-3410

Carried

"Prime Time (Abby Lane) Inc. Housing Agreement, Authorization Bylaw, 2017, No. 19461"
To increase the number of assisted living – 15333 – 16 Avenue (care facility) units/beds and modifications to the eastern building.

Approved by Council: December 4, 2017

It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Prime Time (Abby Lane) Inc. Housing Agreement, Authorization Bylaw, 2017, No. 19461" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R17-3411

Carried

2. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18516"
7914-0323-00 – Clayton 21 Land Corporation
c/o Hub Engineering Inc. (Mike Kompter)
RA to RF and RF-12 – 7071 – 193 Street - to subdivide into 6 single family lots.

Note: Change of ownership and agent

Approved by Council: September 14, 2015

- * Planning and Development advise (see memorandum dated December 13, 2017 in back-up) that it is in order for Council to pass a resolution amending the East Clayton Neighbourhood Concept Plan (NCP) to redesignate the land from "Half-Acre Residential" to "Single Family Front Accessed 6-10 upa".

- RES.R17-3412
- It was Moved by Councillor Gill
Seconded by Councillor Martin
That Council amend the East Clayton Neighbourhood Concept Plan (NCP) to redesignate the land from "Half-Acre Residential" to "Single Family Front Accessed 6-10 upa".
Carried
- RES.R17-3413
- It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18516" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.
Carried

3. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19187"
7915-0450-00 – Cirrus Investments Ltd. and City of Surrey
c/o Lark Projects Ltd. (Kirk Fisher)
CTA and RF to RF, RF-13 and RF-10 –832, 864 and 880 – 160 Street and Portion of 16025 – 8 Avenue - to subdivide into 21 single family lots.

Approved by Council: March 6, 2017

- * At the April 3, 2017 Regular Council – Public Hearing, Council requested staff address concerns raised during the Public Hearing regarding the laneway protection. Planning Development advise (see memorandum dated December 13, 2017 in back-up) that the rear lane access is not required to service the proposed RF-13 lots. The applicant, in consultation with their Architect, has revised their Building Design Guidelines to include flat roofs (with roof decks) to reduce the impact on views to the south when compared to a hip roof design. The adjacent residents to the north have been notified of this change.

- RES.R17-3414
- It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19187" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.
Carried

4. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2014, No. 18307"
7913-0281-00 – 103063 B.C. Ltd. (Director Information: B. Dhillon and P. Dosanjh)
c/o Gagan Dhaliwal and Sunny Bhan)
RA to RF-10 – 14441 and 14451 – 68 Avenue - to subdivide into 8 single family small lots.

Note: Change of ownership and agent

Approved by Council: September 29, 2014

- * Planning and Development advise (see memorandum dated December 12, 2017 in back-up) that it is in order for Council to pass a resolution amending the East Newton South Neighbourhood Concept Plan to redesignate the site from "Townhouses (max. 15 u.p.a.)" to "Single Family Small Lot".

It was Moved by Councillor Gill
 Seconded by Councillor Martin
 That Council amend the East Newton South Neighbourhood Concept Plan to redesignate the site from "Townhouses (max. 15 u.p.a.)" to "Single Family Small Lot"

RES.R17-3415 Carried

It was Moved by Councillor Gill
 Seconded by Councillor Martin
 That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2014, No. 18307" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R17-3416 Carried

BYLAWS WITH PERMITS

5. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18483" 7915-0047-00 – 1029314 B.C. Ltd. (Director Information: Gagandeep Dhaliwal c/o Gagan Dhaliwal and Sunny Bhan)
 RA to RF-10 – 14465 – 68 Avenue - to subdivide into 4 single family small lots.

Approved by Council: July 13, 2015

- * Planning and Development advise (see memorandum dated December 12, 2017 in back-up) that it is in order for Council to pass a resolution amending the East Newton South NCP to redesignate the subject property from "Townhouses (max. 15 upa)" to "Single Family Small Lot".

It was Moved by Councillor Gill
 Seconded by Councillor Martin
 That Council amend the East Newton South Neighbourhood Concept Plan to redesignate the subject property from "Townhouses (max. 15 upa)" to "Single Family Small Lot"

RES.R17-3417 Carried

It was Moved by Councillor Gill
 Seconded by Councillor Martin
 That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18483" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R17-3418 Carried

Development Variance Permit No. 7915-0047-00

14465 – 68 Avenue

To allow one additional Type II lot in the proposed subdivision which will allow the single family small lot development pattern proposed to the west of the subject site to continue.

Supported by Council: June 27, 2017

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

- (a) In Section K.2 of Part 17C "Single Family Residential (10) Zone (RF-10)" the maximum percentage of total Type II lots permitted in a subdivision is increased from 25% to 50%.

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

It was Moved by Councillor Gill
 Seconded by Councillor Martin
 That Development Variance Permit No. 7915-0047-00 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.R17-3419

Carried

6. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19240"
 7916-0283-00 – Arthur and Clarice Skidmore
 c/o New Creation Homes Ltd. (Paul Thiessen)
 RF to RF-O – 2189 – 123 Street - to bring the existing dwelling into compliance and allow for an addition to the garage.

Approved by Council: April 24, 2017

It was Moved by Councillor Gill
 Seconded by Councillor Martin
 That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19240" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R17-3420

Carried**Development Variance Permit No. 7916-0283-00**

2189 – 123 Street

To reduce the minimum rear yard setback to bring an existing deck into conformity with the zone.

Supported by Council: May 8, 2017

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

- (a) In Section F, Yards and Setbacks, of Part 15B "Single Family Residential Oceanfront Zone (RF-O)", the minimum rear yard (west) setback for an accessory structure is reduced from 10.0 metres (33 ft.) to 8.4 metres (27.5 ft.).

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

It was Moved by Councillor Gill
 Seconded by Councillor Martin
 That Development Variance Permit No. 7916-0283-00 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.R17-3421

Carried

Development Permit No. 7916-0283-00

2189 – 123 Street

A Hazard Lands and Protection of Sensitive Ecosystems Development Permit is required for the existing dwelling to come into compliance and allow for an addition to the garage.

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 Martin
 That the Mayor and Clerk be authorized to execute Development Permit No. 7916-0283-00 .

RES.R17-3422

Carried

PERMIT APPROVALS

7. Development Variance Permit No. 7917-0239-00

2950 – 160 Street

Daljeet K. Hair and Sohan Dhanda

c/o Southridge Ventures Inc. (Parmjit Paul)

To reduce the minimum setback distance for a "Natural Class B Stream", to reduce the floor area of the second storey and to allow the length of the rear building face to be setback at a distance from the rear lot line. This will allow for the construction of a new single family dwelling.

Supported by Council: November 20, 2017

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

- (a) In the table in Section B.1 of Part 7A "Streamside Protection", the minimum distance from top of bank for a "Class B Stream" is reduced from 15 metres (50 ft.) to not less than 13.5 metres (44 ft.);
- (b) In Section D.2.(a)iii. of Part 16 "Single Family Residential Zone (RF)", the reduced floor area of the second storey shall be offset from the wall at the main floor level from either the front, side, or rear walls or a combination thereof; and
- (c) In Section F. Yards and Setbacks of Part 16 "Single Family Residential Zone (RF)", is varied to permit 52% of the length of the rear building face to be setback 6.0 metres (20 ft.) from the rear lot line.

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

It was Moved by Councillor Gill
 Seconded by Councillor Martin
 That Development Variance Permit No. 7917-0239-00 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.R17-3423

Carried

Development Permit No. 7917-0239-00

2950 – 160 Street

A Hazard Lands and Protection of Sensitive Ecosystems Development Permit is required for the construction of a new single family dwelling

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 Martin
 That the Mayor and Clerk be authorized to execute Development Permit No. 7917-0239-00.

RES.R17-3424

Carried

APPLICATIONS/BYLAWS/PERMITS TO BE CLOSED

8. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2011, No. 17502"
7907-0215-00 – New Owner
IL-1 to CHI – 12762 King George Boulevard - to permit development of two highway commercial buildings.

Approved by Council: October 17, 2011

- * Planning and Development advise (see memorandum dated December 6, 2017 in back-up) that the property is under new ownership and this application has been replaced by Application No. 7915-0333-00. Council is requested to close this application and file the associated Bylaw.

It was Moved by Councillor Gill
Seconded by Councillor Martin
That Council close Application No.
7907 0215-00 and that "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2011, No. 17502" be filed.

RES.R17-3425

Carried

9. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1994, No. 12231"
5693-0432-00 – Henrietta Duffels et. al
RA to RF – 15607, 15617, 15627, 15637, 15647 and 15657 – 80 Avenue – to legalize six existing single family lots.

- * Planning and Development advise (see memorandum dated December 12, 2017 in back-up) that due to text amendment changes to the Zoning Bylaw, this application is redundant. Council is requested to close this application and file the associated Bylaw.

It was Moved by Councillor Gill
Seconded by Councillor Martin
That Council close Application No.
5693 0432-00 and that "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1994, No. 12231" be filed.

RES.R17-3426

Carried

10. **Temporary Use Permit No. 7914-0297-00**
Mander Holdings Ltd.
c/o Mander Holdings Ltd. (Terry Mander)
To permit a temporary truck parking facility for an additional 3 years.

Supported by Council: May 25, 2015

- * Planning and Development advise (see memorandum dated December 7, 2017 in back-up) that the outstanding requirements have not been fulfilled by the

applicant and the application extension, if granted, would have expired on April 23, 2017. It is not in order for Council to approve Temporary Use Permit No. 7914-0297-00 and it is requested that Council close the application.

It was Moved by Councillor Gill
Seconded by Councillor Martin
That Temporary Use Permit Application No.

7914-02967-00 be closed.

RES.R17-3427

Carried

I. CLERKS REPORT

APPLICATIONS/BYLAWS/PERMITS TO BE CLOSED

- 1. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18791"
7915-0406-00 – Carolyn Ginther
c/o Tyler Ginther
RF to RF-O – 12938 – 13 Avenue - to permit construction of a detached garage and covered patio addition.

Approved by Council: July 11, 2016

At the July 25, 2016 Regular Council – Public Hearing meeting, Council denied third reading of Bylaw 18791. The Deputy City Clerk advises (see memorandum dated December 13, 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 Martin
That Council close Application No.
7915-0406-00 and that "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw,
2016, No. 18791" be filed.

RES.R17-3428

Carried

J. OTHER BUSINESS

K. ADJOURNMENT

It was

Moved by Councillor Gill
Seconded by Councillor Villeneuve
That the December 18, 2017 Regular Council

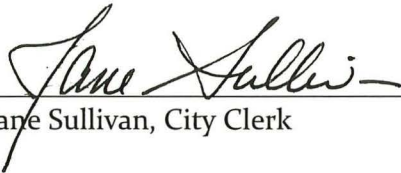
- Land Use meeting be adjourned.


RES.R17-3429

Carried

The Regular Council - Land Use meeting adjourned at 5:49 p.m.

Certified correct:


Jane Sullivan, City Clerk


Mayor Linda Hepner