

**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  
General Manager, Corporate Services  
General Manager, Engineering  
General Manager, Finance  
General Manager, Parks, Recreation & Culture  
General Manager, Planning & Development  
Deputy 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. **7918-0002-00**  
**16410 - 50 Avenue**  
**S. Bring / M. Bring, S. Bring**  
Development Variance Permit / Development Permit  
*to vary the maximum setback of a single family dwelling and the maximum depth of the farm residential footprint on an existing preload pad on an agricultural lot. Development Permit is for Sensitive Ecosystems (Streamside Areas).*

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

It was

Moved by Councillor Gill  
Seconded by Councillor Martin  
That:

1. Council authorize staff to draft Development Permit No. 7918-0002-00 for Sensitive Ecosystems (Streamside Areas) generally in accordance with the Ecosystem Development Plan by Marlim Ecological Consulting Ltd., dated April 4, 2018 (Appendix III).

2. Council approve Development Variance Permit No. 7918-0002-00, varying the following, to proceed to Public Notification:
  - (a) to increase the maximum setback of all portions of a single family dwelling from the front lot line in the A-1 Zone from 50 metres (164 ft.) to 90 metres (295 ft.); and
  - (b) to increase the maximum depth of the farm residential footprint from the front lot line in the A-1 Zone from 60 metres (96 ft.) to 97 metres (315 ft.).
  
3. Council instruct staff to resolve the following issues prior to final approval:
  - (a) registration of a combined Restrictive Covenant/Statutory Right-of-Way against the property to meet drainage requirements, ensure safeguarding of the riparian protection area while permitting agricultural activities; and
  - (b) finalization of the Ecosystem Development Plan to the satisfaction of Planning and Development Department.

RES.R18-1351

Carried**FLEETWOOD/GUILDFORD**

2. **7918-0192-00**  
**8488 - 160 Street**  
**Irene Horvath, DA Horvath Consultants Inc. / Titania Holdings Inc.**  
 Development Variance Permit  
*to vary the minimum 400-metre (1,300 ft.) separation requirement between a proposed small-scale drug store and an existing small-scale drug store.*

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

Council requested that staff review the Zoning Bylaw so that it is more complementary towards small-scale drug stores that are included as part of a medical or dental office application.

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

1. Council approve Development Variance Permit No. 7918-0192-00, varying the following, to proceed to Public Notification:
  - (a) In Section E.28 of Part 4 General Provisions of Zoning By-law No. 12000, the minimum separation requirement between a proposed small-scale drug store and an existing small-scale

drugstore is reduced from 400 metres (1,300 ft.) to 41 metres (135 ft.) to accommodate a small-scale drug store on the subject site.

- 2. Council instruct staff to resolve the following issue prior to Development Variance Permit issuance:
  - (a) A Section 219 Restrictive Covenant to be registered on title to allow the small-scale drug store to operate only in conjunction with a medical clinic, and to require the small-scale drug store to have the same hours of operation as the medical clinic on the site.

RES.R18-1352

Carried  
With Mayor Hepner opposed.

NEWTON

- 3. **7917-0555-00**  
**7455 - 130 Street**  
**David Marchand, R.F. Binnie and Associates Ltd. / Lifelabs BC Inc.**  
Development Permit  
*to permit the construction of an expanded parking lot for an existing 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. Council authorize staff to draft Development Permit No. 7917-0555-00 generally in accordance with the attached drawings (Appendix II).
- 2. Council instruct staff to resolve the following issues prior to final approval:
  - (a) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department.

RES.R18-1353

Carried

4. **7918-0218-00**  
**13479 - 77 Avenue; 13535 - 77 Avenue**  
**0939090 B.C. Ltd.**  
**Director Information: Bhupinder Singh Ajula, Malkiat Sandhu,**  
**Nirmal Takhar**  
**Officer Information as at May 13, 2016: G. Singh (Secretary)**  
 Temporary Use Permit  
*to permit the continued operation of a private elementary school for a maximum of 22 classrooms and 550 students.*

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

It was Moved by Councillor Gill  
 Seconded by Councillor Martin  
 That Council approve Temporary Use Permit

No. 7917-0173-00 to proceed to Public Notification.

RES.R18-1354

Carried

5. **7918-0220-00**  
**14747 - Upland Road**  
**Rigg Kumar, Upland Sports Centre Ltd. / B.C. Pole Cartage Ltd.,**  
**Hardwood Milling 21 Co. Ltd.**  
 Development Variance Permit  
*to reduce the off-street parking requirements for a proposed recreational facility.*

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. The Planning & Development Department recommends that Council approve Development Variance Permit No. 7918-0220-00, varying the following, to proceed to Public Notification:
  - (a) to reduce the rate at which parking for a recreational facility gymnasium is calculated from 11 parking spaces per 100 square metres (1,075 sq. ft.) to 6.5 parking spaces per 100 square metres (1,075 sq. ft.); and
  - (b) to increase the maximum permitted percentage of shared parking on-site from 25% to 100%.



2. Council instruct staff to resolve the following issue prior to approval:
  - (a) registration of a Section 219 Restrictive Covenant to restrict the hours of operation for the gymnasium (indoor soccer field) use.

RES.R18-1355

Carried**SOUTH SURREY**

6. **7918-0044-00**  
**19155 - 38 Avenue**  
**Andrew Peterson, Beedie Development Group**  
**Beedie (Thirty8 Avenue) Property Ltd.**  
Development Permit  
*to permit the development of a 13,796 square metre (148,500 sq. ft.) multi-tenant 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. Council authorize staff to draft Development Permit No. 7918-0044-00 generally in accordance with the attached drawings (Appendix II).
2. Council instruct staff to resolve the following issues prior to final approval:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
  - (d) registration of a Section 219 Restrictive Covenant to prohibit any use that requires a Metro Vancouver air quality permit from locating on the site; and

- (e) registration of a Section 219 Restrictive Covenant to restrict second storey mezzanine floor area to 21% of the main floor area.

RES.R18-1356

CarriedRESIDENTIAL/INSTITUTIONALFLEETWOOD/GUILDFORD

7. **7917-0143-00**  
**7778 - 152 Street; 7902 - 152 Street**  
**Mr. Riaan De Beer, Anthem Properties Group Ltd.**  
**Eagle Quest Golf Centers Inc.**  
 Housing Agreement  
*to regulate the tenure of 60 rental dwelling units in a proposed 4-storey mixed-use building.*

The Planning & Development Department were recommending that a Bylaw be introduced to enter into a Housing Agreement and be given First, Second and Third Reading.

It was Moved by Councillor Martin  
 Seconded by Councillor Villeneuve  
 That "Eagle Quest Golf Centers Inc. Housing Agreement, Authorization Bylaw, 2018, No. 19629" pass its first reading.  
 RES.R18-1357 Carried  
 With Councillor Gill opposed.

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

It was Moved by Councillor Martin  
 Seconded by Councillor Villeneuve  
 That "Eagle Quest Golf Centers Inc. Housing Agreement, Authorization Bylaw, 2018, No. 19629" pass its second reading.  
 RES.R18-1358 Carried  
 With Councillor Gill opposed

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

It was Moved by Councillor Martin  
 Seconded by Councillor Villeneuve  
 That "Eagle Quest Golf Centers Inc. Housing Agreement, Authorization Bylaw, 2018, No. 19629" pass its third reading.  
 RES.R18-1359 Carried  
 With Councillor Gill opposed

SOUTH SURREY

8. **7918-0115-00**  
**1670 - 154 Street; 1680 - 154 Street; 1690 - 154 Street**  
**Michael Helle, Coastland Engineering & Surveying Ltd.**  
**Queens Way Properties Ltd.**  
Rezoning from RF to RF-SD / Development Variance Permit  
*to allow subdivision into eight (8) semi-detached dwelling 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 Martin  
That:

1. A Bylaw be introduced to rezone the subject site from "Single Family Residential Zone (RF)" to "Semi-Detached Residential Zone (RF-SD)" and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7918-0115-00, to reduce the minimum lot width of the RF-SD Zone from 7.2 metres (24 ft.) to 7.1 metres (23 ft.) for proposed Lots 2 to 8, to proceed to Public Notification.
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) 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;

- (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (g) registration of a Section 219 Restrictive Covenant on proposed Lots 1-8 for structural independence;
- (h) registration of a Section 219 Restrictive Covenant on proposed Lots 1-8 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 1-8 for the maintenance of exterior finishes and drainage; and
- (j) registration of an access easement on proposed Lots 1-8 for the maintenance and use of a party wall.

RES.R18-1360

Carried

It was

Moved by Councillor Gill

Seconded by Councillor Martin

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

Amendment Bylaw, 2018, No. 19630" pass its first reading.

RES.R18-1361

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, 2018, No. 19630" pass its second reading.

RES.R18-1362

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, 2018, No. 19630" be held at the City

Hall on July 23, 2018, at 7:00 p.m.

RES.R18-1363

Carried**9. 7917-0589-00****2124 - 166 Street; 2152 - 166 Street****Portion of 16628 - Edgewood Drive****Maggie Koka, Aplin & Martin Consultants Ltd.****Qualico Developments (Vancouver) Inc. / Ikonik Projects Ltd.**

Rezoning from RA and RF-10 to RF-10 &amp; RF-13

NCP Amendment from "Low Density Residential 6-10 upa" to "Medium

Density Residential 10-15 upa" / Development Variance Permit

*To permit subdivision into 16 single family lots.*

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

In response to a question from Council, staff advised that drainage issues raised by a neighbouring property owner would be addressed prior to the Public Hearing.

Council expressed concerns regarding the proposed density versus the community benefit received from the application.

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

1. A Bylaw be introduced to rezone the following portions of the subject site shown on the Survey Plan attached as Appendix II:
  - (a) Block A from "Single Family Residential 10 Zone (RF-10)" to "Single Family Residential 13 Zone (RF-13)";
  - (b) Blocks B & C from "One-Acre Residential Zone (RA)" to "Single Family Residential 13 Zone (RF-13)": and
  - (c) Blocks E & F from "One-Acre Residential Zone (RA)" to "Single Family Residential 10 Zone (RF-10)", and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7917-0589-00, varying the following to proceed to Public Notification:
  - (a) To relax the Off-Street Parking requirements of the RF-13 zone to permit front access driveways on proposed Lots 6, 7, 8, 14 and 16.
3. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) submission of an acceptable tree survey and a statement regarding tree preservation;

- (d) 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.
4. Council pass a resolution to amend the Sunnyside Heights NCP to redesignate the subject property from "Low Density Residential 6-10 upa" to "Medium Density Residential 10-15 upa", and for a change to the road pattern, when the project is considered for final adoption.
- RES.R18-1364 Carried

It was Moved by Councillor Gill  
Seconded by Councillor Martin  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2018, No. 19631" pass its first reading.

RES.R18-1365 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, 2018, No. 19631" pass its second reading.

RES.R18-1366 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, 2018, No. 19631" be held at the City Hall  
on July 23, 2018, at 7:00 p.m.

RES.R18-1367 Carried

## COMMERCIAL/INDUSTRIAL/AGRICULTURAL

### CLOVERDALE/CLAYTON

10. **7917-0181-00**  
**19357 - 48 Avenue**  
**Robert Dominick, Weststone Group / H. Chen**  
Development Variance Permit  
*to increase the maximum setback of a single family dwelling and the maximum depth of the farm residential footprint in the A-1 Zone to permit the construction of a single family dwelling.*

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

Council noted that at the time the application was presented to the Agricultural and Food Security Advisory Committee (AFSAC), it was not made clear that a building permit had been issued to the property owner in error. This information has been relayed to AFSAC members, who now express support for the application.

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

1. Council approve Development Variance Permit No. 7917-0181-00, varying the following, to proceed to Public Notification:
  - (a) to vary the maximum setback for a single family dwelling of the A-1 Zone from 50.0 metres (164 ft.) from the front lot line to 74.0 metres (242 ft.) from the front lot line; and
  - (b) to vary the maximum depth of the farm residential footprint from the front lot line of the A-1 Zone from 60.0 metres (197 ft.) to 74.0 metres (242 ft.).
2. Council instruct staff to resolve the following issues prior to approval:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect; and
  - (c) provide bonding for the demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.

RES.R18-1368

Carried

## NEWTON

11. **7918-0226-00**  
**5446 – 152 Street**  
**Blair Kennedy, Junior Learning Academy Inc.**  
**Panorama Business Centre Ltd.**  
Development Variance Permit  
*to reduce the number of required on-site parking spaces to accommodate the expansion of a child care centre.*

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 that Council approve Development Variance Permit No. 7918-0226-00, to reduce the rate at which parking for a child care centre is calculated from 1 parking space per employee and an equal number for drop off to 0.8 parking spaces per employee and an equal number for drop-off, to proceed to Public Notification.

RES.R18-1369

Carried

### SOUTH SURREY

12. **7918-0019-00**  
**18998 – 32 Avenue**  
**Corey Adams, Spire Construction Inc. / 18992 32 Ave Holdings Ltd.**  
 Development Permit / Development Variance Permit  
*to permit the development of a 3,780 square metre (40,688 sq. ft.) two-tenant 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. Council authorize staff to draft Development Permit No. 7918-0019-00 generally in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7918-0019-00, varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum west side yard setback of the Business Park 1 Zone (IB-1) from 7.5 metres (25 ft.) to 0.0 metres (0 ft.); and
  - (b) to reduce the width of a portion of a landscaping strip that abuts an Arterial Road from not less than 6.0 metres (20 ft.) to not less than 3.5 metres (12 ft.).
3. Council instruct staff to resolve the following issues prior to approval:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;



- (b) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
- (c) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
- (d) resolution of all urban design issues to the satisfaction of the Planning and Development Department; and
- (e) registration of a Section 219 Restrictive Covenant to restrict the maximum amount of mezzanine space.

RES.R18-1370

Carried**13. 7918-0140-00****1715 - 152 Street****Barry Weih, Wensley Architecture Ltd.****First Capital (Semiahmoo) Corporation, Inc.**

Development Permit

*to permit interior and exterior renovations to a portion of the Semiahmoo Shopping Centre, including a sign design package with variances.*

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

It was

Moved by Councillor Gill

Seconded by Councillor Martin

That Council authorize staff to draft

Development Permit No. 7918-0140-00 including a comprehensive sign design package generally in accordance with the attached drawings (Appendix III).

RES.R18-1371

Carried**RESIDENTIAL/INSTITUTIONAL****CLOVERDALE/CLAYTON****14. 7917-0115-00****19128 - No. 10 Highway (56 Avenue); 19060 - No. 10 Highway (56 Avenue)****Peter Moroso, Citiwest Consulting Ltd.****K. Dhaliwal, J. Dhaliwal, 0743839 B.C. Ltd.****Director Information: Kiranjit Kaur Dhaliwal, Jaswinder Singh Dhaliwal****Officer Information as at December 21, 2017: J. S. Dhaliwal (President, Secretary)**

Temporary Use Permit

*for outdoor storage of shipping containers and automobiles for a period not to exceed three years.*

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

Council requested that a Good Neighbour Agreement be included as part of the Temporary Use Permit and that hedging or fencing be implemented to mitigate the appearance of containers on the site due to its proximity to residential development.

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

1. Council approve Temporary Use Permit No. 7917-0115-00 to proceed to Public Notification.
2. Council instruct staff to resolve the following issues prior to approval:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) the applicant addresses requirements from the Ministry of Transportation and Infrastructure and obtain a highway access permit;
  - (c) the applicant addresses requirements from B.C. Hydro;
  - (d) submission of an application and payment of fees for a Temporary Office Trailer Permit;
  - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (f) the applicant satisfies the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department; and
  - (g) submission of a landscaping plan and landscaping cost estimate for screening to the specifications and satisfaction of the Planning and Development Department.
3. Council direct staff to bring forward this application 20 weeks from the date of approval to proceed (first Council meeting after December 10, 2018) for consideration of file closure if the conditions of final approval have not been fulfilled by the applicant.

RES.R18-1372

Carried

15. 7916-0363-00  
18317, 18343 and 18365 - 73 Avenue  
7327 - 184 Street;  
Mike Kompter, Hub Engineering Inc.  
North 73 Developments Ltd., 1116601 B.C. Ltd.  
**Director Information:** Parm Garcha, Sukhdev Grewal  
**Officer Information:** P. Garcha, S. Grewal  
NCP Amendment from Urban Residential (10+4 UPA bonus) to Townhouse Residential (22+5 UPA bonus)  
Rezoning from RA to RM-30  
Development Permit / Development Variance Permit  
*to permit the development of 95 townhouse units.*

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

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

- The City has a policy regarding adequate addressing of amenity space reductions. Applicants are required to contribute \$1200 per unit to the Amenity Contribution Fund.
- The Zoning Bylaw does not require programmable amenity space; however, due to staff concerns, the applicant has made a voluntary contribution of \$50,000 to the Amenity Contribution Fund.
- The merits of the proposal that support additional density include the site's proximity to future rapid transit along Fraser Highway, Salish Secondary School and a commercial node, the retention of additional trees and inclusion of outdoor amenity space.
- The variances requested are standard for a townhome development to create a pedestrian-friendly streetscape.

Council expressed concerns that the application could be precedent setting in West Clayton for variances and increased density from the Neighbourhood Context Plan (NCP). Council suggested that the applicant should be prepared to discuss the proposed energy efficiency bonus density provided as per the West Clayton NCP.

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 "Multiple Residential 30 Zone (RM-30)" and a date be set for Public Hearing.

2. Council approve the applicant's request to reduce the amount of required indoor amenity space from 285 square metres (3,068 square feet) to 192 square metres (2,067 square feet).
3. Council authorize staff to draft Development Permit No. 7916-0363-00 generally in accordance with the attached drawings (Appendix II).
4. Council approve Development Variance Permit No. 7916-0363-00, varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum north, south, east and west yard setbacks of the RM-30 Zone from 7.5 metres (25 ft.) to 4.3 metres (14 ft.) to the building face; and
  - (b) to reduce the minimum south and east yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.6 metres (12 ft.) to the southeast corner of Building 15 only.
5. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (e) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
  - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (g) submission of an acoustical report for the units adjacent to 184 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 adequately address the City's needs with respect to public art, to the satisfaction of Parks, Recreation and Culture;
- (i) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
- (j) the applicant adequately address the impact of reduced indoor amenity space;
- (k) the applicant adequately address the impact of the absence of programmable outdoor amenity area; and
- (l) registration of a Section 219 Restrictive Covenant to require energy efficiency features in accordance with the energy efficiency density bonus provisions in the West Clayton NCP, to the satisfaction of the Planning and Development Department.

6. Council pass a resolution to amend the West Clayton Neighbourhood Concept Plan (NCP) to redesignate the land from "Urban Residential (10+4 UPA bonus)" to "Townhouse Residential (22+5 UPA bonus)" and eliminate the on-site lane network when the project is considered for final adoption.

RES.R18-1373

Carried

It was

Moved by Councillor Gill

Seconded by Councillor Woods

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

Amendment Bylaw, 2018, No. 19632" pass its first reading.

RES.R18-1374

Carried

The said Bylaw was then read for the second time.

It was

Moved by Councillor Gill

Seconded by Councillor Woods

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

Amendment Bylaw, 2018, No. 19632" pass its second reading.

RES.R18-1375

Carried

It was then

Moved by Councillor Gill

Seconded by Councillor Woods

That the Public Hearing on "Surrey Zoning

Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19632" be held at the City Hall on July 23, 2018, at 7:00 p.m.

RES.R18-1376

Carried

16. 7918-0072-00  
6529 - 196 Street  
Gurrjit Daara, 1034786 B.C. Ltd.  
**Director Information: Gurrjit Daara**  
**Officer Information as at April 27, 2018: G. Daara (President)**  
OCP Amendment from Urban to Multiple Residential and to allow a higher floor area ratio (FAR) in the Multiple Residential designation  
NCP Amendment, of a portion, from 22-45 u.p.a (High Density) to 30-70 u.pa. (High Density)  
Rezoning from RA to CD (based on RM-70) / Development Permit  
*To permit the development of two, 5 storey apartment buildings.*

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

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

1. A Bylaw be introduced to amend the Official Community Plan by redesignating the subject site in Development Application No. 7918-0072-00 from Urban to Multiple Residential and increasing the allowable floor area ratio within the Multiple Residential designation for the subject site from 1.5 to 2.2, and a date be set for Public Hearing.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.
3. A Bylaw be introduced to rezone the subject site from "One Acre Residential Zone (RA)" to "Comprehensive Zone (CD)" and a date be set for Public Hearing.
4. Council authorize staff to draft Development Permit No. 7918-0072-00 generally in accordance with the attached drawings (Appendix III).
5. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;

- (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
- (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
- (e) resolution of all urban design issues, including the Advisory Design Panel (ADP) comments, to the satisfaction of the Planning and Development Department;
- (f) submission of an acoustical report and registration of a Section 219 Restrictive Covenant to ensure the implementation of noise mitigation measures;
- (g) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture;
- (h) registration of a Section 219 Restrictive Covenant to ensure the proposed energy efficiency design and construction proposed is implemented;
- (i) conveyance of proposed Lot 3, to the City, for Parks purposes; and
- (j) provision of a community benefit in support of the proposed OCP Text Amendment.

6. Council pass a resolution to amend the East Clayton NCP to redesignate the land from 22-45 u.p.a (High Density) to 30 to 70 u.p.a (High Density) when the project is considered for final adoption.

RES.R18-1377

Carried

It was

Moved by Councillor Gill  
 Seconded by Councillor Woods  
 That "Surrey Official Community Plan Bylaw,  
 2013, No. 18020, Amendment Bylaw, 2018, No. 19633" pass its first reading.

RES.R18-1378

Carried

The said Bylaw was then read for the second time.

RES.R18-1379 It was Moved by Councillor Gill  
Seconded by Councillor Woods  
That "Surrey Official Community Plan Bylaw,  
2013, No. 18020, Amendment Bylaw, 2018, No. 19633" pass its second reading.  
Carried

RES.R18-1380 It was then Moved by Councillor Gill  
Seconded by Councillor Woods  
That the Public Hearing on "Surrey Official  
Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2018, No. 19633" be  
held at the City Hall on July 23, 2018, at 7:00 p.m.  
Carried

RES.R18-1381 It was Moved by Councillor Gill  
Seconded by Councillor Woods  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2018, No. 19634" pass its first reading.  
Carried

The said Bylaw was then read for the second time.

RES.R18-1382 It was Moved by Councillor Gill  
Seconded by Councillor Woods  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2018, No. 19634" pass its second reading.  
Carried

RES.R18-1383 It was then Moved by Councillor Gill  
Seconded by Councillor Woods  
That the Public Hearing on "Surrey Zoning  
Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19634" be held at the City  
Hall on July 23, 2018, at 7:00 p.m.  
Carried

17. **7917-0518-00**  
**18611 - 72 Avenue**  
**Lance Barnett, Barnett Dembeck Architect Inc.**  
**C. Ingvaldson, O. Ingvaldson, M. Ingvaldson and S. Ingvaldson**  
NCP Amendment to amend the road network and Biodiversity Conservation  
Strategy Corridor location in the West Clayton NCP;  
Rezoning from RA to RM-30;  
Development Permit / Development Variance Permit.  
*to permit the development of 83 townhouse units on two proposed 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 Woods  
That:

1. 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.
2. Council approve the applicant's request to eliminate the required indoor amenity space on proposed Lot 2;
3. Council authorize staff to draft Development Permit No. 7917-0518-00 generally in accordance with the attached drawings (Appendix VIII).
4. Council approve Development Variance Permit No. 7917-0518-00, varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum south front yard setback of the RM-30 Zone on proposed Lot 2 from 7.5 metres (25 ft.) to 4.0 metres (13 ft.);
  - (b) to reduce the minimum east side yard setback of the RM-30 Zone on proposed Lot 2 from 7.5 metres (25 ft.) to 2.8 metres (9 ft.) for Building 6 and to 1.5 metres (5 ft.) for Buildings 3 and 4;
  - (c) to reduce the minimum west side yard setback of the RM-30 Zone on proposed Lot 2 from 7.5 metres (25 ft.) to 6.0 metres (20 ft.);
  - (d) to reduce the minimum north rear yard setback of the RM-30 Zone on proposed Lot 2 from 7.5 metres (25 ft.) to 4.5 metres (15 ft.); and
  - (e) to reduce the minimum north front yard setback of the RM-30 Zone on proposed Lot 1 from 7.5 metres (25 ft.) to 4.0 metres (13 ft.);
  - (f) to reduce the minimum east side yard setback of the RM-30 Zone on proposed Lot 1 from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) for Building 3 and to 1.5 metres (5 ft.) for Buildings 4, 7 and 8;
  - (g) to reduce the minimum west side yard setback of the RM-30 Zone on proposed Lot 1 from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) for Buildings 1 and 5 and to 3.0 metres (10 ft.) for Building 6; and

- (h) to reduce the minimum south front yard setback of the RM-30 Zone on proposed Lot 1 from 7.5 metres (25 ft.) to 4.0 metres (13 ft.).
5. Council instruct staff to resolve the following issues prior to final adoption:
- (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (d) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (e) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
  - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (g) registration of a Section 219 Restrictive Covenant to 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) registration of a Section 219 Restrictive Covenant to ensure the energy efficiency requirements outlined in the West Clayton NCP are satisfied;
  - (j) a finalized Ecosystem Development Plan and an Impact Mitigation Plan and P-15 to the satisfaction of City staff;
  - (k) Water Act approval is required for the construction and crossing of future 72A Avenue;

- (l) the applicant adequately address the impact of reduced indoor amenity space; and
- (m) the applicant convey the riparian area, identified as Lot 3, to the City as a lot.

6. Council pass a resolution to amend the West Clayton NCP to re-align the Biodiversity Conservation Strategy Green Infrastructure Network and the road network, in accordance with Appendix VII, when the project is considered for final adoption.

RES.R18-1384

Carried

It was

Moved by Councillor Gill

Seconded by Councillor Woods

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

Amendment Bylaw, 2018, No. 19635" pass its first reading.

RES.R18-1385

Carried

The said Bylaw was then read for the second time.

It was

Moved by Councillor Gill

Seconded by Councillor Woods

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

Amendment Bylaw, 2018, No. 19635" pass its second reading.

RES.R18-1386

Carried

It was then

Moved by Councillor Gill

Seconded by Councillor Woods

That the Public Hearing on "Surrey Zoning

Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19635" be held at the City Hall on July 23, 2018, at 7:00 p.m.

RES.R18-1387

Carried

**FLEETWOOD/GUILDFORD**

**18. 7915-0181-00**

**7915-0181-01**

**8143 - 170A Street; 8173 - 170A Street**

**Mike Kompter, Hub Engineering Inc. / B. Johal**

OCP Amendment for a portion from Urban to Suburban

Rezoning from A-1 to RF and RH-G

Development Permit / Two Development Variance Permits

*to allow subdivision into 7 single family lots and one 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 Woods  
That:

1. A Bylaw be introduced to amend the OCP by redesignating a portion of the subject site in Development Application No. 7915-0181-00 (Appendix VII) from Urban to Suburban and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.
3. A Bylaw be introduced to rezone a portion of the subject site as shown as Block A and Block B on the attached Survey Plan from "General Agricultural Zone (A-1)" to "Single Family Residential Zone (RF)" and the portion of the subject site as shown as Block C on the attached Survey Plan from "General Agricultural Zone (A-1)" to "Half-Acre Residential Gross Density Zone (RH-G)" and a date be set for Public Hearing.
5. Council authorize staff to draft Sensitive Ecosystems Development Permit No. 7915-0181-00 generally in accordance with the Ecosystem Development Plan.
6. Council approve Development Variance Permit No. 7915-0181-00, to reduce the minimum setback distance for a "Natural Class A Stream" in Part 7A (Streamside Protection) of the Zoning By-law No. 12000, for a single family dwelling on 8143 - 170A Street (parent property), from 30 metres (98 ft.) to a minimum 12.4 metres (41 ft.), as measured from the top-of-bank, to proceed to Public Notification.
7. Council approve Development Variance Permit No. 7915-0181-01, varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum lot width of the RH-G Zone from 30 metres (100 ft.) to 25 metres (82 ft.) for proposed Lot 7;
  - (b) to reduce the minimum lot width of the RH-G Zone from 24 metres (79 ft.) to 20 metres (66 ft.) for proposed Lot 6; and
  - (c) to reduce the minimum setback distance for a "Natural Class A Stream" in Part 7A (Streamside Protection) of the Zoning By-law No. 12000, from 30 metres (98 ft.) to a minimum 8.5 metres (28 ft.) on the north side of the creek and a minimum of 4.8 metres (16 ft.) on the south side of the creek.

8. 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 for the completion of 170 Street;
  - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (e) 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;
  - (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 proposed Lot 5 until future consolidation with the adjacent property to the north (8208 - 170 Street);
  - (h) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
  - (i) finalization of a Geotechnical Report;
  - (j) finalization of an Ecosystem Development Plan and Impact Mitigation Plan, to the satisfaction of the Planning and Development Department;
  - (k) the applicant satisfy the requirements for a P-15 Agreement; and
  - (l) registration of a 5-metre (16-ft.) right-of-way on proposed Lots 1, 3, 4 and 7 for drainage access.

RES.R18-1388

Carried



NEWTON

19. **7917-0484-00**  
**13083 – 56 Avenue**  
**Rhona Dulay, H. Y. Engineering Ltd. / D. Sidhu, K. Sidhu**  
Rezoning One-Acre Residential (RA) and Half-Acre Residential (RH) to Half-Acre Residential (RH)  
LAP Amendment for a portion of the site from Suburban Residential (1 Acre) to Suburban Residential (1/2 Acre)  
Development Variance Permit  
*to facilitate subdivision into seven (7) 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 Woods  
That:

1. A Bylaw be introduced to rezone the subject site from One-Acre Residential Zone (RA) and Half-Acre Residential Zone (RH) to Half-Acre Residential Zone (RH) and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7917-0484-00, varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum lot width of the Half-Acre Residential Zone (RH) from 30 metres (100 ft.) to 25.5 metres (84 ft.) for proposed Lots 2 and 3; and
  - (b) to reduce the minimum lot depth of the Half-Acre Residential Zone (RH) from 30 metres (100 ft.) to 28.0 metres (92 ft.) for proposed Lot 6.
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) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
- (e) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
- (f) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;
- (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (h) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
- (i) registration of a Section 219 Restrictive Covenant to increase the minimum building setback from 56 Avenue on proposed Lot 1 from 7.5 metres (25 ft.) to 15.0 metres (50 ft.) and establish landscaping to create an estate character;
- (j) registration of a Section 219 Restrictive Covenant for protection of a 15.0 metre (50 ft.) buffer along Highway 10, inclusive of a minimum 7.5 metre (25 ft.) building setback from the treed buffer; and
- (k) registration of a Section 219 Restrictive Covenant for the purposes of tree retention on proposed Lots 1 to 5.

4. Council pass a resolution to amend the West Panorama Ridge Local Area Plan to redesignate a portion of the land from Suburban Residential (1 Acre) to Suburban Residential (1/2 Acre) when the project is considered for final adoption.

RES.R18-1395

Carried

It was

Moved by Councillor Gill  
 Seconded by Councillor Woods  
 That "Surrey Zoning Bylaw, 1993, No. 12000,  
 Amendment Bylaw, 2018, No. 19638" pass its first reading.

RES.R18-1396

Carried

The said Bylaw was then read for the second time.



RES.R18-1397 It was Moved by Councillor Gill  
Seconded by Councillor Woods  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2018, No. 19638" pass its second reading.  
Carried

RES.R18-1398 It was then Moved by Councillor Gill  
Seconded by Councillor Woods  
That the Public Hearing on "Surrey Zoning  
Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19638" be held at the City  
Hall on July 23, 2018, at 7:00 p.m.  
Carried

**20. 7917-0318-00**

**13866 - 60 Avenue**

**Maciej Dembek, Barnett Dembek Architects Inc. / H. Sangha**

NCP Amendment from Townhouses 15 u.p.a. max to Townhouses 30 u.p.a. max  
Rezoning from RA to RM-30

Development Permit / Development Variance Permit

*to permit the development of 57 townhouse units.*

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

Council requested that the applicant be prepared to discuss potential concerns and mitigation efforts at Public Hearing with respect to the shared easement with the neighbouring property.

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

1. A Bylaw be introduced to rezone the subject site from "One-Acre Residential (RA)" to "Multiple Residential 30 Zone (RM-30)" and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7917-0318-00 generally in accordance with the attached drawings (Appendix II).
3. Council approve Development Variance Permit No. 7917-0318-00, varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum setbacks of the "Multiple Residential 30 Zone (RM-30)" from 7.5 metres (25 ft.) to:
    - 5.0 metres (16 ft.) from the north property line (60 Avenue) to the building face and 4.0 metres (13 ft.) to the patio posts;

- 4.5 metres (15 ft.) from the east property line (future 138B Street) to the building face and 3.5 metres (11 ft.) to the patio posts; and
  - 3.0 metres (10 ft.) for the building face from the west property line (side yard).
4. Council approve the applicant's request to reduce the amount of required indoor amenity space from 171 square metres (1,873 sq.ft.) to 131.9 square metres (1,420 sq.ft.), for the proposed townhouse site.
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 finalized tree survey 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) submission of an acoustical report for the townhouse units adjacent to King George Boulevard and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;
  - (f) registration of a Section 219 Restrictive Covenant on the townhouse site to specifically identify the allowable tandem parking arrangement and to prohibit the conversion of the tandem parking spaces into livable space;
  - (g) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture;
  - (h) the applicant adequately address the impact of reduced indoor amenity space; and
  - (i) Registration of a reciprocal access easement in favour of the property to the west at 5964 – King George Boulevard for future shared access.

6. Council pass a resolution to amend the South Newton NCP to redesignate the land from Townhouses 15 u.p.a. max. to Townhouses 30 u.p.a. max. and eliminate the north-south buffer along the east property line when the project is considered for final adoption.

RES.R18-1399

Carried

It was

Moved by Councillor Gill

Seconded by Councillor Martin

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

Amendment Bylaw, 2018, No. 19639" pass its first reading.

RES.R18-1400

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, 2018, No. 19639" pass its second reading.

RES.R18-1401

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, 2018, No. 19639" be held at the City Hall on July 23, 2018, at 7:00 p.m.

RES.R18-1402

Carried**SOUTH SURREY**

21. **7918-0087-00**  
**16650 - 25A Avenue**  
**Marc MacCaull, Qualico Developments (Vancouver) Inc.**  
**Qualico Developments (Vancouver) Inc.**  
 Rezoning from CD (Bylaw No. 18856) to RM-30  
 NCP Amendment for changes to the local road network  
 Development Permit / Development Variance Permit  
*to permit the development of approximately 80 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 Woods  
That:

1. A Bylaw be introduced to rezone the subject site from "Comprehensive Development Zone" (CD) (Bylaw No. 18856) to "Multiple Residential 30 Zone" (RM-30) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7918-0087-00 generally in accordance with the attached drawings (Appendix II).
3. Council approve Development Variance Permit No. 7918-0087-00, varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum north, east, south and west yard setbacks of the RM 30 Zone from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) to the building face and to 3.9 metres (13 ft.) for a small bump-out articulation on Buildings 4, 6, 9, and 10.
4. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (c) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (d) 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; and
  - (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.
5. Council pass a resolution to amend the Orchard Grove NCP to amend the local road network as shown in Appendix VI when the project is considered for final adoption.

RES.R18-1403

Carried

RES.R18-1404 It was Moved by Councillor Gill  
Seconded by Councillor Woods  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2018, No. 19640" pass its first reading.  
Carried

The said Bylaw was then read for the second time.

RES.R18-1405 It was Moved by Councillor Gill  
Seconded by Councillor Woods  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2018, No. 19640" pass its second reading.  
Carried

RES.R18-1406 It was then Moved by Councillor Gill  
Seconded by Councillor Woods  
That the Public Hearing on "Surrey Zoning  
Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19640" be held at the City  
Hall on July 23, 2018, at 7:00 p.m.  
Carried

22. **7916-0229-00**  
**1635 and 1647 - 162 Street; 1620 - King George Boulevard**  
**16147, 16149, 16179 and 16189 - 16 Avenue**  
**Parminder Atwal, Apcon Development Ltd. / 1077634 B.C. Ltd.**  
**Director Information: Parminder Singh Atwal**  
**Officer Information as at June 1, 2016: Parminder Singh. Atwal**  
**(President, Secretary)**  
Rezoning from RF and RM-D to RM-30  
LAP Amendment from Townhouses 15 u.p.a. to Townhouses 30 u.p.a.  
Development Permit / Development Variance Permit  
*to permit the development of a 71-unit townhouse project.*

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

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

1. A Bylaw be introduced to rezone the subject site from "Single Family Residential Zone (RF)" and "Duplex Residential Zone (RM-D)" to "Multiple Residential (30) Zone (RM-30)" and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7916-0229-00 generally in accordance with the attached drawings (Appendix II).

3. Council approve Development Variance Permit No. 7916-0229-00, varying the following provisions of the RM-30 Zone, to proceed to Public Notification:
  - (a) to reduce the minimum south setback of Lot 2 (north of lane) from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) for Building 5, and from 7.5 metres (25 ft.) to 3.6 metres (10 ft.) for Building 4;
  - (b) to reduce the minimum southwest setback of Lot 2 (north of lane) from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) for Building 6, and from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) for Building 7;
  - (c) to reduce the minimum north setback of Lot 2 (north of lane) from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) for Building 4;
  - (d) to reduce the minimum northwest setback of Lot 2 (north of lane) from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) for Building 7;
  - (e) to reduce the minimum east setback of Lot 2 (north of lane) from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) for Building 4;
  - (f) to reduce the south setback of Lot 1 (south of lane) from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) for Buildings 9, 10 & 11;
  - (g) to reduce the north setback of Lot 1 (south of lane) for the RM-30 Zone from 7.5 metres (25 ft.) to 1.2 metres (15 ft.) for Buildings 13, 14 and the amenity building, and from 7.5 metres (25 ft.) to 2.3 metres (7.5 ft) for Building 16;
  - (h) to reduce the northwest setback of Lot 1 (south of lane) from 7.5 metres (25 ft.) to 1.2 metres (15 ft.) for Building 8 and from 7.5 metres (25 ft.) to 2.0 metres (6.5 ft.) for Building 12;
  - (i) to reduce the east setback of Lot 1 (south of lane) from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) for Buildings 11 and 16; and
  - (j) to allow a total of 4 visitor parking stalls to be located within the required setback area.
4. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) approval from the Ministry of Transportation & Infrastructure;

- (d) submission of an acceptable tree survey and arborist report;
- (e) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
- (f) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
- (g) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
- (h) 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;
- (i) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (j) 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;
- (k) 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
- (l) submission of an acoustical report for the units adjacent to King George Boulevard and 16 Avenue and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures.

5. Council pass a resolution to amend King George Highway Corridor Local Area Plan to redesignate the land from Townhouses (15 upa) to Townhouses (30 upa) when the project is considered for final adoption.

RES.R18-1407

Carried

It was

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

Amendment Bylaw, 2018, No. 19641" pass its first reading.

RES.R18-1408

Carried

The said Bylaw was then read for the second time.





- (b) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
- (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department; and
- (d) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.
- RES.R18-1411 Carried

It was Moved by Councillor Gill  
Seconded by Councillor Martin  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2018, No. 19642" pass its first reading.  
RES.R18-1412 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, 2018, No. 19642" pass its second reading.  
RES.R18-1413 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, 2018, No. 19642" be held at the City  
Hall on July 23, 2018, at 7:00 p.m.  
RES.R18-1414 Carried

### SOUTH SURREY

24. **7917-0009-00**  
**7917-0009-01**  
**19525 - 20 Avenue; 19526 - 24 Avenue; 19475 and 19500 - 26 Avenue**  
**Sandra Shanoada, McElhanney Consulting Services Ltd.**  
**City of Surrey**  
Rezoning from A-1 and IB-1 to CD (based on IB-2) / Development Permit  
to allow subdivision into four (4) business park 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 properties 19475 - 26 Avenue and 19500 - 26 Avenue from "General Agricultural Zone (A-1)" and "Business Park 1 Zone (IB-1)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing (Appendix V.a).
2. A By-law be introduced to rezone the properties 19526 - 24 Avenue and 19525 - 20 Avenue from "General Agricultural Zone (A-1)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing (Appendix V.b).
3. Council authorize staff to draft General Development Permit No. 7917-0009-00 generally in accordance with the attached drawings (Appendix II).
4. Council authorize staff to draft Development Permit No. 7917-0009-01 for Sensitive Ecosystems and Hazard Lands, generally in accordance with the environmental report prepared by Envirowest Consultants Inc. dated June 22, 2018, and the geotechnical study prepared by GeoPacific Consultants Ltd., dated January 6, 2017.
5. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (d) 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;
  - (e) registration of a Section 219 Restrictive Covenant to prohibit any use that requires a Metro Vancouver air quality permit from locating on the site;
  - (f) submission of a monitoring plan for stormwater and groundwater monitoring conditions;
  - (g) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;

- (h) completion of a P-15 Agreement, to the satisfaction of the Parks, Recreation and Culture Department; and
- (i) approval from BC Ministry of Forests, Lands, Natural Resource Operations and Rural Development (FLNRORD) under the Water Sustainability Act.

RES.R18-1415 Carried

It was Moved by Councillor Gill  
 Seconded by Councillor Martin  
 That "Surrey Zoning Bylaw, 1993, No. 12000,  
 Amendment Bylaw, 2018, No. 19643" pass its first reading.

RES.R18-1416 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, 2018, No. 19643" pass its second reading.

RES.R18-1417 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, 2018, No. 19643" be held at the City  
 Hall on July 23, 2018, at 7:00 p.m.

RES.R18-1418 Carried

It was Moved by Councillor Gill  
 Seconded by Councillor Martin  
 That "Surrey Zoning Bylaw, 1993, No. 12000,  
 Amendment Bylaw, 2018, No. 19644" pass its first reading.

RES.R18-1419 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, 2018, No. 19644" pass its second reading.

RES.R18-1420 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, 2018, No. 19644" be held at the City Hall on July 23, 2018, at 7:00 p.m.

RES.R18-1421

Carried

## RESIDENTIAL/INSTITUTIONAL

### NEWTON

25. 7918-0070-00

**8190 King George Boulevard**

**Phil Magistrate, KGB LRT Developments Ltd.**

**King George Mobile Home Park Ltd.**

OCP Amendment from Urban to Multiple Residential and Conservation and Recreation

Rezoning of a portion of the site from CTA to CD (based on RM-70 and RM-30), RM-30, and RA

Development Permit / Development Variance Permit

*to permit the development of a six-storey 110-unit apartment building and 218 townhouse units.*

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

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

- It is staff's understanding that the 81 residents of the mobile home park have been provided satisfactory relocation contracts.
- The applicant is proposing a reduction in amenity space and would be required to pay \$1200 per unit towards the Amenity Contribution Fund.
- The applicant is Dawson + Sawyer and it is staff's understanding that the applicant intends to build the proposal on the subject site.

It was

Moved by Councillor Gill

Seconded by Councillor Woods

That:

1. A Bylaw be introduced to amend the Official Community Plan by redesignating the subject site from "Urban" to "Multiple Residential" for the portions shown as Blocks A and B on the Survey Plan attached as Appendix II, and to "Conservation and Recreation" for the portion shown as Block C on the Survey Plan attached as Appendix II, and a date for Public Hearing be set.

2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.
3. A Bylaw be introduced to rezone the portion of the subject site shown as Block A on the Survey Plan attached as Appendix II from "Tourist Accommodation Zone (CTA)" to "Comprehensive Development Zone (CD)", and a date be set for Public Hearing.
4. A Bylaw be introduced to rezone the portion of the subject site shown as Block B on the Survey Plan attached as Appendix II from "Tourist Accommodation Zone (CTA)" to "Multiple Residential 30 Zone (RM-30)" and the portion of the subject site shown as Block C on the survey plan attached as Appendix II, from "Tourist Accommodation Zone (CTA)" to "One-Acre Residential Zone (RA)" and a date be set for Public Hearing.
5. Council approve the applicant's request to reduce the amount of required indoor amenity space from 984 square metres (10,592 sq. ft.) to 477.7 square metres (5,142 sq. ft.) for both proposed lots.
6. Council authorize staff to draft Development Permit for Form and Character, Sensitive Ecosystems (Streamside Areas) and Hazard Lands (Steep Slope) No. 7918-0070-00 generally in accordance with the attached drawings (Appendix II), and the Environmental Report prepared by Envirowest Consultants, Inc., and the Geotechnical Study prepared by Geopacific Consultants Ltd.
7. Council approve Development Variance Permit No. 7918-0070-00, varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum west setback of the RM-30 Zone on proposed Lot 2 from 7.5 metres (25 ft.) to 4.0 metres (13 ft.);
  - (b) to reduce the minimum east setback of the RM-30 Zone on proposed Lot 2 from 7.5 metres (25 ft.) to 5.0 metres (16 ft.) for Building No. 13; and
  - (c) to reduce the minimum south setback of the RM-30 Zone on proposed Lot 2 from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) for Buildings Nos. 13, 14, 15, 16, 17 and 18.
8. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;

- (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
- (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
- (d) submission of a 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) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;
- (g) provision of a community benefit to satisfy the OCP Amendment Policy;
- (h) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (i) submission of an acoustical report for the units adjacent to King George Boulevard and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures.
- (j) 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;
- (k) 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;
- (l) the applicant adequately address the impact of reduced indoor amenity space;
- (m) the applicant enter into a P-15 agreement with the City for the monitoring and maintenance of replanting in the dedicated riparian area; and
- (n) registration of a Section 219 Restrictive Covenant that requires the owner to develop the site in accordance with the Geotechnical Site Assessment.

RES.R18-1422

Carried

RES.R18-1423 It was Moved by Councillor Gill  
Seconded by Councillor Martin  
That "Surrey Official Community Plan Bylaw,  
2013, No. 18020, Amendment Bylaw, 2018, No. 19645" pass its first reading.  
Carried

The said Bylaw was then read for the second time.

RES.R18-1424 It was Moved by Councillor Gill  
Seconded by Councillor Martin  
That "Surrey Official Community Plan Bylaw,  
2013, No. 18020, Amendment Bylaw, 2018, No. 19645" pass its second reading.  
Carried

RES.R18-1425 It was then Moved by Councillor Gill  
Seconded by Councillor Martin  
That the Public Hearing on "Surrey Official  
Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2018, No. 19645" be  
held at the City Hall on July 23, 2018, at 7:00 p.m.  
Carried

RES.R18-1426 It was Moved by Councillor Gill  
Seconded by Councillor Martin  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2018, No. 19646" pass its first reading.  
Carried

The said Bylaw was then read for the second time.

RES.R18-1427 It was Moved by Councillor Gill  
Seconded by Councillor Martin  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2018, No. 19646" pass its second reading.  
Carried

RES.R18-1428 It was then Moved by Councillor Gill  
Seconded by Councillor Martin  
That the Public Hearing on "Surrey Zoning  
Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19646" be held at the City  
Hall on July 23, 2018, at 7:00 p.m.  
Carried

RES.R18-1429 It was Moved by Councillor Gill  
Seconded by Councillor Martin  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2018, No. 19647" pass its first reading.  
Carried

The said Bylaw was then read for the second time.

RES.R18-1430 It was Moved by Councillor Gill  
 Seconded by Councillor Martin  
 That "Surrey Zoning Bylaw, 1993, No. 12000,  
 Amendment Bylaw, 2018, No. 19647" pass its second reading.  
Carried

RES.R18-1431 It was then Moved by Councillor Gill  
 Seconded by Councillor Martin  
 That the Public Hearing on "Surrey Zoning  
 Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19647" be held at the City  
 Hall on July 23, 2018, at 7:00 p.m.  
Carried

In response to concerns from Council, staff advised that it is anticipated that the July 23, 2018 Public Hearing would be a reasonable length, especially as a five minute speaking limit has been adopted; however, staff cannot guarantee the length of any Public Hearing. Should the Public Hearing run too late, it may be split into two meetings, as long as the date and time of the rescheduled Public Hearing is announced and the original Public Hearing is recessed until then.

**C. ITEMS REFERRED BACK**

**D. LAND USE CONTRACT TERMINATIONS**

**E. CORPORATE REPORTS**

The Corporate Report under date of July 9, 2018 were considered and dealt with as follows:

**Item L001 Development Variance Permit No. 7916-0448-00**  
 File No. 5250-01 / 7916-0448-00

The General Manager, Engineering submitted a report to seek Council's approval to vary the definition of "Bond" in the Surrey Subdivision and Development By-law, 1986, No. 8830, as amended, to include the use of a Surety Bond for the noted development project.

The General Manager, Engineering was recommending approval of the recommendations outlined in the report.



It was

Moved by Councillor Gill

Seconded by Councillor Martin

That Council approve the Development Variance

Permit No. 7916-0448-00 to vary the definition of "Bond" in the Surrey Subdivision and Development By-law, 1986, No. 8830, as amended, to include the use of a Surety Bond for Servicing Agreement No. 7816-0448-00 and to proceed to Public Notification.

RES.R18-1432

Carried

**F. CORRESPONDENCE**

**G. NOTICE OF MOTION**

**H. BYLAWS AND PERMITS**

**BYLAWS WITH PERMITS**

1. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19315"  
7917-0107-00 – Amson 64 Project Ltd., James and Mary Caringal  
c/o WSP Canada Inc. (Dexter Hirabe)  
RA to RF-9, RF-13 and RF – 5957 – 140 Street - to subdivide into 6 single family  
lots and 1 remnant lot.

**Note:** Change of ownership

Approved by Council: July 10, 2017

- \* Planning and Development advise (see memorandum dated July 4, 2018, in back-up) that it is in order for Council to pass a resolution amending the South Newton Neighbourhood Concept Plan to modify the road pattern in accordance with the proposed subdivision layout.

It was

Moved by Councillor Gill

Seconded by Councillor Hayne

That Council to amend the South Newton

Neighbourhood Concept Plan to modify the road pattern in accordance with the proposed subdivision layout.

RES.R18-1433

Carried

It was

Moved by Councillor Gill

Seconded by Councillor Hayne

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

Amendment Bylaw, 2017, No. 19315" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R18-1434

Carried

**Development Variance Permit No. 7917-0107-00**

5957 – 140 Street

To reduce the lot width in order to accommodate the layout of proposed 59A Avenue.

Supported by Council: July 24, 2017

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

- (a) In Section K. Subdivision of Part 16B "Single Family Residential (13) Zone (RF-13)" the minimum lot width of the Type I Corner Lot is reduced from 14 metres (46 ft.) to 13.5 metres (44 ft.) for Lot 3; and
- (b) In Section K. Subdivision of Part 17E "Single Family Residential (9) Zone (RF-9)" the minimum lot width of the Type I Corner Lot is reduced from 10.5 metres (35 ft.) to 9.5 metres (31 ft.) for Lot 4.

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

It was

Moved by Councillor Gill

Seconded by Councillor Hayne

That Development Variance Permit

No. 7917-0107-00 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.R18-1435

Carried

- 2. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19331" 7916-0165-00 – 1049862 B.C. Ltd. (Director Information: Harold Goodwyn) c/o Abbarch Architecture (Michael Burton Brown)  
RA to CD – 10873 and Portion of 10863 – 160 Street and Portion of Lane  
To develop a surface parking lot that will provide parking for existing adjacent commercial developments.

Approved by Council: July 10, 2017

It was

Moved by Councillor Gill

Seconded by Councillor Hayne

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

Amendment Bylaw, 2017, No. 19331" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R18-1436

Carried

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19332"  
RA to RF - Portion of 10863 - 160 Street - to subdivide into 2 single family lots.

Approved by Council: July 10, 2017

It was Moved by Councillor Gill  
Seconded by Councillor Hayne  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2017, No. 19332" be finally adopted, signed by the Mayor and  
Clerk, and sealed with the Corporate Seal.

RES.R18-1437

Carried

**Development Permit No. 7916-0165-00**  
10873 and Portion of 10863 - 160 Street and Portion of Lane  
To permit the development of a parking facility and to also permit the  
subdivision into two single family lots.

Authorized to draft: July 10, 2017

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

It was Moved by Councillor Gill  
Seconded by Councillor Hayne  
That the Mayor and Clerk be authorized to  
execute Development Permit No. 7916-0165-00.

RES.R18-1438

Carried

**I. CLERKS REPORT**

**J. OTHER BUSINESS**

**K. ADJOURNMENT**

It was Moved by Councillor Villeneuve  
Seconded by Councillor Martin  
That the July 9, 2018 Regular Council - Land


Use meeting be adjourned.

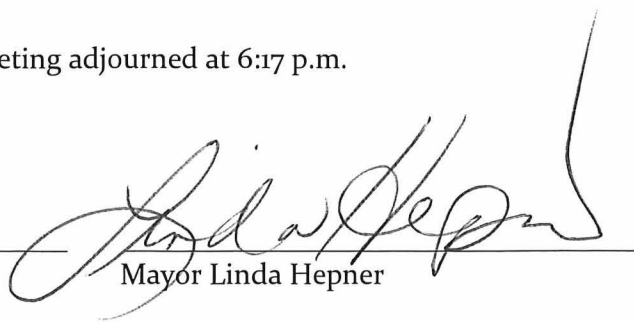
RES.R18-1439

Carried

The Regular Council - Land Use meeting adjourned at 6:17 p.m.

Certified correct:

  
Jane Sullivan, City Clerk

  
Mayor Linda Hepner