

**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  
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. **7918-0230-00**  
**5738 - 175 Street**  
**Raffael Merola, Merola Construction Inc. / Hawthorne Residences Inc.**  
Development Variance Permit  
*to reduce the number of required on-site parking spaces for a fitness 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 Council approve Development Variance

Permit No. 7918-0230-00, to vary the parking rate for a Gymnasium from 11 parking spaces per 100 square metres (1,075 sq. ft.) to 6 parking spaces per 100 square metres (1,075 sq. ft.) to proceed to Public Notification.

RES.R18-1490

Carried

FLEETWOOD/GUILDFORD

2. **7918-0214-00**  
**10331 - 166B Street**  
**Alyson Shave, Qualico Developments (Vancouver) Inc.**  
**Qualico Developments (Vancouver) Inc.**  
 Development Variance Permit  
*to reduce the minimum rear yard setback for a proposed single family dwelling on the 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 Martin  
 That Council approve Development Variance

Permit No. 7918-0214-00, to reduce the minimum rear yard setback of the RF-G Zone from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) for 50% of the rear building face and 6.0 metres (20 ft.) for a covered deck or patio, to proceed to Public Notification.

RES.R18-1491

CarriedNEWTON

3. **7918-0184-00**  
**15884 - No. 10 Highway (56 Avenue)**  
**Ross Blackwell, Four Corners Planning Group / P. Shergill, N. Shergill**  
 ALR exclusion under Section 30(1) of the ALC Act.

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

Before the motion was put, Mayor Hepner called for the Applicant to speak to Application No. 7918-0184-00.

Agent on behalf of the Applicants: The Agent noted that the majority of properties comprising the application are landlocked, two hectares or less in size, rendering them unusable for agricultural uses. Most of the properties would have to import fill in order to be a viable farming operation, as well as construct road access.

In response to questions from Council, the Agent noted the following information:

- The property owners are not currently proposing a future land use for the sites. The first step in the process is the Agricultural Land Commission confirming that the land has no farming utility.

- The majority of the properties are vacant since they have no road access. Two properties with frontage on Highway 10 currently have pre-load on site.
- It is presumed that the owners were aware that the properties are located in the Agricultural Land Reserve (ALR); however, they may not have been aware of the full implications of owning ALR land.
- It would be possible to bring in fill to make the properties viable; however, each property is individually owned and there could be issues with drainage created respect to raising individual properties, as well as the access issues to consider. The cost of importing top soil to the sites would likely not be a viable investment due to the land size.
- The applicants are requesting that the ALC complete a land assessment to determine which properties are viable, have potential viability, at risk and beyond agricultural utility.

Staff advised that the City had approached the owners in the catchment area regarding drainage improvement to support agricultural operations.

Council noted that the City has made an effort to make the area more farmable and removing the properties from the ALR would hinder process in the area.

It was Moved by Councillor Gill  
Seconded by Councillor Starchuk  
That Application No. 7918 0184-00, for a  
proposed Agricultural Land Reserve exclusion, be denied.

RES.R18-1492

Carried

4. **7918-0191-00**  
**15744 and 15836 – No. 10 Highway (56 Avenue)**  
**5360, 5398, 5437, and 5464 - 157 Street**  
**Ross Blackwell, Four Corners Planning Group**  
**B. Jawanda, G. Grewal, H. Mahil, J. Ma, L. Ma, C. Ma, M. Gill, G. Singh, K. Sidhu**  
 ALR exclusion under Section 30(1) of the ALC Act.

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

Item B.4 was discussed during Item B.3.

It was Moved by Councillor Gill  
Seconded by Councillor Starchuk  
That Application No. 7918 0191-00, for a  
proposed Agricultural Land Reserve exclusion, be denied.

RES.R18-1493

Carried

5. **7918-0116-00**  
**8488 - 120 Street**  
**Emily Kearns, Ankenman Associates Architects Inc.**  
**8488 - 120 Street Holdings Inc.**  
**Director Information: Ranjit Rai, Jasbir Takhar**  
**No Officer Information Filed**  
Rezoning from CHI to CD (based on C-8 and RM-45)  
Development Permit  
*to permit the development of a four-storey mixed-use residential and commercial building.*

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

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

1. A Bylaw be introduced to rezone the subject site from "Highway Commercial Zone (CHI)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7918-0116-00 generally in accordance with the attached drawings (Appendix II).
3. Council instruct staff to resolve the following issues prior to final approval:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) completion of the subdivision under Development Application No. 7918-0023-00;
  - (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) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (h) submission of an acoustical report for the units adjacent to 120 Street and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;
- (i) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture; and
- (j) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department.

RES.R18-1494

Carried

It was

Moved by Councillor Gill  
 Seconded by Councillor Martin  
 That "Surrey Zoning Bylaw, 1993, No. 12000,  
 Amendment Bylaw, 2018, No. 19648" pass its first reading.

RES.R18-1495

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. 19648" pass its second reading.

RES.R18-1496

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. 19648" be held at the City  
 Hall on September 17, 2018, at 7:00 p.m.

RES.R18-1497

CarriedSOUTH SURREY

6. **7918-0156-00**  
**16450, 16510, 16530, 16580, and 16616 - 16 Avenue; 16725 - 15 Avenue**  
**Oleg Verbenkov, Pacific Land Group**  
**South Surrey Business Centre Inc. / The Grove South Surrey Mall Ltd.**  
 OCP Amendment from Mixed Employment to Commercial and Multiple Residential  
 LAP Amendment for a portion of the site from Commercial/Business Park to Multiple Residential  
 Rezoning from RA to CD  
*to permit the development of a mixed use commercial and residential development.*

This item is out of order.

Prior to the start of the meeting, the Applicant requested that this item be withdrawn because the Owner wants to revise the proposal before Council considers the application.

## RESIDENTIAL/INSTITUTIONAL

### CLOVERDALE/CLAYTON

7. **7917-0116-00**  
**18638 - 74 Avenue**  
**Douglas Johnson, Douglas E Johnson Architect Ltd.**  
**1126162 B.C. Ltd**  
**Director Information: Piara Singh Sikham**  
**No Officer Information Filed**  
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 55 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 Martin  
That:

1. A Bylaw be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" to "Multiple Family 30 Zone (RM-30)" and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7917-0116-00 generally in accordance with the attached drawings and the Ecosystem Development Plan (Appendix II).
3. Council approve Development Variance Permit No. 7917-0116-00, varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum north yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.0 metres (13 ft.) to the building face;
  - (b) to reduce the minimum east yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) to the building face; and

- (c) to reduce the minimum south and west yard setbacks of the RM-30 Zone from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) to the building face.
  - (d) to vary the Zoning By-law to increase the maximum number of risers permitted within the setback area from 3 to 4 for Units 1, 3, 5, 7, 16 and 50-55.
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) 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 74 Avenue 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 the General Manager, Parks, Recreation and Culture;
  - (i) 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;
  - (j) finalization of an Ecosystem Development Plan to the satisfaction of City staff;
  - (k) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department; and

- (l) the applicant convey riparian areas and Biodiversity Conservation Strategy areas to the City as a lot. The City is to acquire the remaining undeveloped areas of the site for parkland in accordance with the West Clayton Neighbourhood Concept Plan.
5. Council pass a resolution to amend the West Clayton Neighbourhood Concept Plan to re-align the Biodiversity Conservation Strategy Green Infrastructure Network and the road network, in accordance with Appendix VIII, when the project is considered for final adoption.
- RES.R18-1498 Carried
- It was Moved by Councillor Gill  
Seconded by Councillor Martin  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2018, No. 19649" pass its first reading.
- RES.R18-1499 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. 19649" pass its second reading.
- RES.R18-1500 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. 19649" be held at the City  
Hall on September 17, 2018, at 7:00 p.m.
- RES.R18-1501 Carried

## NEWTON

8. **7917-0596-00**  
**14418 - 72 Avenue; 14462 - 72 Avenue**  
**Jessie Arora, DF Architecture Inc. / Amson Centre 72 Ltd.**  
OCP Amendment from Urban to Multiple Residential  
NCP Amendment from Townhouse (15 upa) to new land use designation Mixed-Use Commercial/Residential  
Rezoning from RA to CD (based on C-5 and RM-70)  
Development Permit  
*to permit a mixed-use commercial/residential development with 90 residential units and commercial and office uses.*

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



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

1. Council file Bylaw No. 19260 and close Land Development Project No. 7916-0214-00 and all applications associated with this project.
2. A Bylaw be introduced to amend the Official Community Plan by redesignating the subject site in Development Application No. 7917-0596-00 from Urban to Multiple Residential and a date for Public Hearing be set.
3. 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.
4. A Bylaw be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
5. Council authorize staff to draft Development Permit No. 7917-0596-00 generally in accordance with the attached drawings (Appendix II).
6. 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) submission of an acoustical report for the units adjacent to 72 Avenue and 144 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 the General Manager, 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; and
- (j) provision of a community benefit to satisfy the Official Community Plan Amendment policy for Official Community Plan Amendment applications.

7. Council pass a resolution to introduce a new land use designation: "Mixed-Use Commercial/Residential" in the East Newton South Neighbourhood Concept Plan and to amend the Neighbourhood Concept Plan to redesignate the subject site from "Townhouses (15 upa max)" to "Mixed-Use Commercial/Residential" when the project is considered for final adoption.

RES.R18-1502

Carried

It was

Moved by Councillor Gill  
 Seconded by Councillor Martin  
 That "Surrey Zoning Bylaw, 1993, No. 12000,  
 Amendment Bylaw, 2017, No. 19260" be filed.

RES.R18-1503

Carried

It was

Moved by Councillor Gill  
 Seconded by Councillor Martin  
 That "Surrey Official Community Plan Bylaw,  
 2013, No. 18020, Amendment Bylaw, 2018, No. 19650" pass its first reading.

RES.R18-1504

Carried

The said Bylaw was then read for the second time.

It was

Moved by Councillor Gill  
 Seconded by Councillor Martin  
 That "Surrey Official Community Plan Bylaw,  
 2013, No. 18020, Amendment Bylaw, 2018, No. 19650" pass its second reading.

RES.R18-1505

Carried

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. 19650" be  
 held at the City Hall on September 17, 2018, at 7:00 p.m.

RES.R18-1506

Carried

RES.R18-1507 It was Moved by Councillor Gill  
Seconded by Councillor Martin  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2018, No. 19651" pass its first reading.  
Carried

The said Bylaw was then read for the second time.

RES.R18-1508 It was Moved by Councillor Gill  
Seconded by Councillor Martin  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2018, No. 19651" pass its second reading.  
Carried

RES.R18-1509 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. 19651" be held at the City Hall  
on September 17, 2018, at 7:00 p.m.  
Carried

### SOUTH SURREY

9. **7916-0491-00**  
**3640 – 156 Street**  
**Michael Helle, Coastland Engineering & Surveying Ltd.**  
**Piara Homes Ltd.**  
Rezoning from Half-Acre Residential Zone (RH) to Quarter Acre Residential Zone (RQ)  
Development Variance Permit  
*to allow subdivision into two (2) single family residential lots.*

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

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

1. A Bylaw be introduced to rezone the subject site from Half-Acre Residential Zone (RH) to Quarter Acre Residential Zone (RQ) and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7916-0491-00, varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum lot width of the Quarter Acre Residential Zone (RQ) from 24.0 metres (80 ft.) to 21.2 metres (70 ft.) for proposed Lot 1.

3. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (d) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (e) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
  - (f) registration of a Section 219 Covenant for tree protection; and
  - (g) registration of a Section 219 Restrictive Covenant for "no build" on a portion of Lot 2 until future consolidation with the adjacent property at 3624 – 156 Street.

RES.R18-1510

Carried

It was

Moved by Councillor Gill  
 Seconded by Councillor Martin  
 That "Surrey Zoning Bylaw, 1993, No. 12000,  
 Amendment Bylaw, 2018, No. 19652" pass its first reading.

RES.R18-1511

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. 19652" pass its second reading.

RES.R18-1512

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. 19652" be held at the City  
 Hall on September 17, 2018, at 7:00 p.m.

RES.R18-1513

Carried

10. **7917-0585-00**  
**13260 Old Yale Road**  
**Stefan Slot, Townline Homes Inc. / L. Huberman**

Temporary Use Permit

*to permit the development of a temporary real estate sales centre for a nearby proposed residential project in Surrey City Centre and for temporary parking of private, construction workers' vehicles for a duration of three years.*

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 approve Temporary Commercial Use Permit No. 7917-0585-00 to proceed to Public Notification.
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 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) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department; and
  - (e) submission of security to ensure that the site is restored following termination of the Temporary Commercial Use Permit.

RES.R18-1514

Carried

COMMERCIAL/INDUSTRIAL/AGRICULTURALSOUTH SURREY

11. **7918-0014-00**  
**1566 – 184 Street**  
**T. Watson / T. Watson, D. Watson**  
 Development Permit / Development Variance Permit  
*to reduce the minimum streamside setback from a Class A watercourse to facilitate the construction of an accessory 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 Council refer the Application  
 No. 7918-0014-00 application back to staff to work with the applicant on alternative options for the siting of the proposed accessory building.

RES.R18-1515

Carried

12. **7917-0341-01**  
**19370 - 36 Avenue**  
**Braden Smith, Integrated Construction / G. S. Gill, P. Gill, G. Gill**  
 Development Variance Permit  
*to allow for a one-way driveway in a proposed industrial development.*

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 approve Development Variance Permit No. 7917-0341-01, to reduce the minimum width of a drive aisle for one-way movement from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) to proceed to Public Notification.
2. Council instruct staff to resolve the following issues prior to final approval:
  - (a) registration of a Section 219 Restrictive Covenant to require construction of the full-width of the drive aisle if the shared and off-site trees on the adjacent site to the south (3505 – 194 Street) are removed through redevelopment.

RES.R18-1516

Carried

13. **7917-0411-00**  
**2820 - 192 Street**  
**Anya Paskovic, Aplin & Martin Consultants Ltd.**  
**Campbell Crossing Ltd. Campbell Crossing 2 Ltd.**  
**Director Information: Satpal S Minhas, Amrik Purewal**  
**No Officer Information Filed**  
Rezoning from IA to C-8 and CD (based on CG-1)  
Development Permit / Development Variance Permit  
*to permit the development of 3 commercial buildings and a gas station with a drive-through restaurant.*

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 a Metro Vancouver Air Quality Restrictive Covenant has not been requested as it is a commercial project.

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

1. A Bylaw be introduced to rezone a portion of the site, identified as Block 1 on the Survey Plan (attached as Appendix II) from "Agro-Industrial Zone (IA)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
2. A Bylaw be introduced to rezone a portion of the site, identified as Block 2 on the Survey Plan (attached as Appendix II) from "Agro-Industrial Zone (IA)" to "Community Commercial Zone (C-8)" and a date be set for Public Hearing.
3. Council authorize staff to draft Development Permit No. 7917-0411-00 for Form and Character and for Sensitive Ecosystems (Green Infrastructure Network) generally in accordance with the attached drawings (Appendix II).
4. Council approve Development Variance Permit No. 7917-0411-00, varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum east yard setback of the C-8 Zone from 7.5 metres (25 ft.) to 6.9 metres (23 ft.) for proposed Lot 2;
  - (b) to reduce the minimum east yard setback of the C-8 Zone from 7.5 metres (25 ft.) to 1.6 metres (5 ft.) for proposed Lot 3; and
  - (c) to vary the Sign By-Law to permit third party advertising for a proposed free-standing sign on Lot 2, from 30% to 50%.

5. 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 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; and
  - (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.

RES.R18-1517

Carried

It was

Moved by Councillor Gill

Seconded by Councillor Martin

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

Amendment Bylaw, 2018, No. 19653" pass its first reading.

RES.R18-1518

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. 19653" pass its second reading.

RES.R18-1519

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. 19653" be held at the City Hall on September 17, 2018, at 7:00 p.m.

RES.R18-1520

Carried



RES.R18-1521 It was Moved by Councillor Gill  
Seconded by Councillor Martin  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2018, No. 19654" pass its first reading.  
Carried

The said Bylaw was then read for the second time.

RES.R18-1522 It was Moved by Councillor Gill  
Seconded by Councillor Martin  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2018, No. 19654" pass its second reading.  
Carried

RES.R18-1523 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. 19654" be held at the City  
Hall on September 17, 2018, at 7:00 p.m.  
Carried

## RESIDENTIAL/INSTITUTIONAL

### NEWTON

14. **7917-0168-00**  
**5964 - 140 Street**  
**Rajesh Acharya, Land Vision Solutions Inc. / J. Shergill, R. Dhaliwal**  
Rezoning from RA to RF-13 / Development Variance Permit  
*to permit subdivision into 3 single family lots.*

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

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

1. A Bylaw be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" to "Single Family Residential (13) Zone (RF-13)" and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7917-0168-00, varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum lot depth of the RF-13 Zone from 24 metres (79 ft.) to 23 metres (75 ft.) for Lots 2 and 3;

- (b) to reduce the minimum lot width of the RF-13 Zone from 13.4 metres (44 ft.) to 13 metres (43 ft.) for Lot 1; and
  - (c) to permit a front access side-by-side double garage on a lot less than 13.4 metres (44 ft.) in width in the RF-13 Zone for proposed Lot 1.
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;
  - (d) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department; and
  - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.

RES.R18-1524

Carried

It was

Moved by Councillor Gill

Seconded by Councillor Martin

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

Amendment Bylaw, 2018, No. 19655" pass its first reading.

RES.R18-1525

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. 19655" pass its second reading.

RES.R18-1526

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. 19655" be held at the City Hall on September 17, 2018, at 7:00 p.m.

RES.R18-1527

Carried

15. **7917-0597-00**  
**5822, 5832 and 5844 - 132 Street**  
**Jessie Arora, DF Architecture Inc.**  
**Carelink Investment Group Ltd, B. Randhawa, G. Randhawa**  
 NCP Amendment from Proposed Institutional and Existing Single Family to  
 Townhouse (25 upa)  
 Rezoning from RA and RH to RM-30  
 Development Permit / Development Variance Permit  
*to permit the development of 39 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 Martin  
 That:

1. Council File Bylaw Nos. 18225, 18226, and 18227 and close Development Application No. 7913-0088-00.
2. A Bylaw be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" and "Half-Acre Residential Zone (RH)" to "Multiple Residential 30 Zone (RM-30)" and a date be set for Public Hearing.
3. Council authorize staff to draft Development Permit No. 7917-0597-00, generally in accordance with the attached drawings (Appendix II).
4. Council approve Development Variance Permit No. 7917-597-00, varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum rear yard setback (east) of the RM-30 Zone from 7.5 metres (25 ft.) to 7.1 metres (23 ft.) for Building 4, and 3.0 metres (10 ft.) for Building 5;
  - (b) to reduce the minimum side yard setback (south) of the RM-30 Zone from 7.5 metres (25 ft.) to 4.5 metres (15 ft.), and to 4.0 metres (13 ft.) for not more than 4.0 metres (13 ft.) of horizontal length along any exterior wall per dwelling unit, for Buildings 5 and 6;
  - (c) to reduce the minimum front yard setback (west) of the RM-30 Zone from 7.5 metres (25 ft.) to 5.2 metres (17 ft.) for Building 6, and 4.5 metres (15 ft.) for Building 7 and 8; and
  - (d) to reduce the minimum side yard setback (north) of the RM-30 Zone from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) for Building 8.
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 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) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
- (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (h) submission of an acoustical report for the units adjacent to Highway 10 and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;
- (i) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager, Parks, Recreation and Culture; and
- (j) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department.

7. Council pass a resolution to amend the West Newton/Highway 10 Neighborhood Concept Plan to redesignate the land from "Proposed Institutional" and "Existing Single Family" to "Townhouses (25 upa)" and to allow for a change in the road network when the project is considered for final adoption.

RES.R18-1528

Carried

It was

Moved by Councillor Gill

Seconded by Councillor Martin

Authorization Bylaw, 1978, No. 5683, Discharge Bylaw, 2014, No. 18225" be filed.

That "Surrey Land Use Contract No. 519,

RES.R18-1529

Carried

RES.R18-1530 It was Moved by Councillor Gill  
Seconded by Councillor Martin  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment By-law, 2014, No. 18226" be filed.  
Carried

RES.R18-1531 It was Moved by Councillor Gill  
Seconded by Councillor Martin  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2014, No. 18227" be filed.  
Carried

RES.R18-1532 It was Moved by Councillor Gill  
Seconded by Councillor Martin  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2018, No. 19656" pass its first reading.  
Carried

The said Bylaw was then read for the second time.

RES.R18-1533 It was Moved by Councillor Gill  
Seconded by Councillor Martin  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2018, No. 19656" pass its second reading.  
Carried

RES.R18-1534 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. 19656" be held at the City  
Hall on September 17, 2018, at 7:00 p.m.  
Carried

### SOUTH SURREY

16. **7917-0603-00**  
**16470, 16510, 16520 and 16558 - 18 Avenue**  
**Simon Harvey, Surrey 16th Avenue Sunnyside Limited Partnership**  
**Surrey 16th Avenue Sunnyside Nominee (No. 1) Ltd.**  
**C. Larsen, D. Puffer, The Corporation of the District of Surrey**  
**Surrey 16th Avenue Sunnyside Nominee (No.2) Ltd.**  
NCP Amendment for a portion from Cluster Residential 10-15 upa to Cluster  
Residential 15-20 upa  
LAP Amendment for a portion from Commercial/Business Park to Habitat  
Preservation Area  
Rezoning for a portion from RA to CD (based on RM-15)  
Development Permit  
*to permit the development of approximately 152 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 Martin  
That:

1. A Bylaw be introduced to rezone the portions of the subject site shown as Blocks A, B, C, D and E in 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.
2. Council authorize staff to draft Development Permit No. 7917-0603-00 for Form and Character, Sensitive Ecosystems (Biodiversity Conservation Strategy (BCS) corridor), and Hazard Lands (steep slopes), generally in accordance with the attached drawings (Appendix II), the reports prepared by GeoPacific Consultants Ltd. and Terran Geotechnical Group, and an Ecosystem Development Plan to be submitted by the applicant for the BCS corridor.
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) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (g) registration of a Section 219 Restrictive Covenant to ensure the site is developed according to the recommendations contained in the GeoPacific Consultants Ltd. and Terran Geotechnical Group geotechnical reports;
  - (h) registration of a Section 219 Restrictive Covenant to specifically identify the allowable tandem parking arrangement and to prohibit the conversion of the tandem parking spaces into livable space;

- (i) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture;
- (j) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
- (k) completion of the road closure process for a portion of 18 Avenue, and completion of purchase of a portion of the property located at 16520 – 18 Avenue for inclusion into the townhouse site and for dedication as 164A Street;
- (l) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department; and
- (m) submission of an Ecosystem Development Plan and associated planting plan, cost estimate and bonding for the Biodiversity Conservation Strategy corridor to the satisfaction of the Planning and Development Department.

4. Council pass a resolution to amend the Sunnyside Heights Neighbourhood Concept Plan to redesignate the portion of the subject site shown as Blocks A, B, C, D and E in the Survey Plan attached in Appendix II from Cluster Residential 10-15 upa to Cluster Residential 15-20 upa, and to redesignate the small portion of the site that is within the Highway 99 Corridor Local Area Plan from Commercial/Business Park to Habitat Preservation Area, as shown in Appendix VI, when the project is considered for final adoption.

RES.R18-1535

Carried

It was

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

Amendment Bylaw, 2018, No. 19657" pass its first reading.

RES.R18-1536

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. 19657" pass its second reading.

RES.R18-1537

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. 19657" be held at the City Hall on September 17, 2018, at 7:00 p.m.

RES.R18-1538

Carried

**17. 7917-0436-00**

**16220 and 16260 - 10 Avenue**

**James Evans, McNally Creek Developments Ltd.**

**McNally Creek Developments Ltd.**

Rezoning from RA to RF-13

Development Permit / Development Variance Permit

*to allow subdivision into 36 single family lots.*

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

It was

Moved by Councillor Gill

Seconded by Councillor Martin

That:

1. A Bylaw be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" to "Single Family Residential (13) Zone (RF-13)" and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7916-0436-00 generally in accordance with the Ecosystem Development Plan prepared by Phoenix Environmental Services Ltd., dated May, 2018, and the Geotechnical Report prepared by Geopacific Consultants Ltd., dated June 27, 2017.
3. Council approve Development Variance Permit No. 7917-0436-00, varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum front yard setback of the RF-13 Zone from 6.0 metres (20 ft.) to 5.0 metres (16 ft.) for the garage on proposed Lot 10 and Lot 13; and from 4.0 metres (13 ft.) to 3.5 metres (12 ft.) for the remainder of the building face on proposed Lot 10 and Lot 13.
  - (b) to reduce the minimum front yard setback of the RF-13 Zone from 6.0 metres (20 ft.) to 5.0 metres (16 ft.) for the garage on Lot 11 and Lot 14; and
  - (c) to increase the maximum permitted floor area of the second storey for the principal building from a maximum of 80% to 90% of the main floor area on lots 10, 11, 13 and 14.



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 a statement regarding tree preservation;
  - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (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; and
  - (h) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department.

RES.R18-1539

Carried

It was

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

Amendment Bylaw, 2018, No. 19658" pass its first reading.

RES.R18-1540

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. 19658" pass its second reading.

RES.R18-1541

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. 19658" be held at the City Hall on September 17, 2018, at 7:00 p.m.

RES.R18-1542

Carried

### SURREY CITY CENTRE/WHALLEY

18. 7914-0208-00

10158, 10170 and 10182 - 133 Street

13333 Old Yale Road

Stefan Slot, Townline Homes Inc. / 0949152 B.C. Ltd.

**Director Information: Rick Ilich**

**Officer Information as at August 30, 2017: R. Ilich (President, Secretary)**

Land Use Contract Discharge

Rezoning of a portion from RF and RM-70 to CD

Rezoning of a portion from RM-70 to CD

Development Permit

*to permit the development of a 25-storey residential high-rise tower on a portion of the site and an interim retention of the existing care facility on a portion of the site.*

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 discharge Land Use Contract No.6 and a date be set for Public Hearing.
2. A Bylaw be introduced to rezone the properties at 10158, 10170 and 10182 - 133 Street, along with the portion of 13333 Old Yale Road shown as Block A of the Survey Plan attached in Appendix I from "Single Family Residential Zone (RF)" and "Multiple Residential 70 Zone (RM-70)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
3. a Bylaw be introduced to rezone the portion of 13333 Old Yale Road shown as Block B of the Survey Plan attached in Appendix I from "Multiple Residential 70 Zone (RM-70)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
4. Council approve the applicant's request to reduce the amount of required indoor amenity space from 750 square metres (8,073 square feet) to 463 square metres (4,985 square feet) on proposed Lot 1.

- 5. Council authorize staff to draft Development Permit No. 7914-0208-00 generally in accordance with the attached drawings (Appendix II).
- 6. Council instruct staff to resolve the following issue prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (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) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager, Parks, Recreation and Culture;
  - (g) registration of a Section 219 Restrictive Covenant to prohibit construction on the Phase 1 portion of the site (Lot 1) until the existing Fraser Health care facility at 13333 Old Yale Road is closed or the necessary parking is provided elsewhere; and
  - (h) the applicant adequately address the impact of reduced indoor amenity space on proposed Lot 1.

RES.R18-1543

Carried

It was

Moved by Councillor Gill

Seconded by Councillor Martin

Authorization Bylaw, 1973, No. 3896, Discharge Bylaw, 2018, No. 19659" pass its first reading.

That "Surrey Land Use Contract No. 6,

RES.R18-1544

Carried

The said Bylaw was then read for the second time.

- It was Moved by Councillor Gill  
Seconded by Councillor Martin  
That "Surrey Land Use Contract No. 6,  
Authorization Bylaw, 1973, No. 3896, Discharge Bylaw, 2018, No. 19659" pass its  
second reading.
- RES.R18-1545 Carried
- It was then Moved by Councillor Gill  
Seconded by Councillor Martin  
That the Public Hearing on "Surrey Land Use  
Contract No. 6, Authorization Bylaw, 1973, No. 3896, Discharge Bylaw, 2018, No.  
19659" be held at the City Hall on September 17, 2018, at 7:00 p.m.
- RES.R18-1546 Carried
- It was Moved by Councillor Gill  
Seconded by Councillor Martin  
That Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2018, No. 19660" pass its first reading.
- RES.R18-1547 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. 19660" pass its second reading.
- RES.R18-1548 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. 19660" be held at the City  
Hall on September 17, 2018, at 7:00 p.m.
- RES.R18-1549 Carried
- It was Moved by Councillor Gill  
Seconded by Councillor Martin  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2018, No. 19661" pass its first reading.
- RES.R18-1550 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. 19661" pass its second reading.
- RES.R18-1551 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. 19661" be held at the City Hall on September 17, 2018, at 7:00 p.m.

RES.R18-1552

Carried

## COMMERCIAL/INDUSTRIAL/AGRICULTURAL

### NEWTON

19. 7918-0211-00

6651 - 148 Street

**Devin Dancocks, Clean Energy Fueling Services Corp. / City Of Surrey**

Development Permit / Development Variance Permit

*to permit the construction of an upgraded gas fueling station at the City of Surrey Operations 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:

1. Council approve Development Variance Permit No. 7918-0211-00, varying the following, to proceed to Public Notification:
  - (a) reduce the minimum side yard (flanking) setback of an accessory structure in the "Light Impact Industrial Zone (IL)" from 7.5 metres (25 ft.) to 2.83 metres (9.3 ft.); and
  - (b) to reduce the minimum landscape buffer in the "Light Impact Industrial Zone (IL)" from 1.5 metres (5 ft.) to 0.5 metres (1.6 ft.).
2. Council authorize staff to draft Development Permit No. 7918-0211-00 generally in accordance with the attached drawings (Appendix II).
3. Council instruct staff to resolve the following issues prior to final approval:
  - (a) submission of a landscape plan to the specification and satisfaction of the Planning and Development Department.

RES.R18-1553

Carried

## C. ADDITIONAL PLANNING COMMENTS

RESIDENTIAL/INSTITUTIONALSURREY CITY CENTRE/WHALLEY

1. 7917-0205-00  
 9459 - 135 Street; 9445 - 135 Street  
 13491 - 94A Avenue  
 Matthew Cheng, Matthew Cheng Architect Inc. / 1075504 B.C. Ltd.  
**Director Information:** Arvinder Singh Bubber, Vijay Kumar Mittal,  
 Jagdish Kartar Singh  
**No Officer Information Filed as at May 12, 2017**  
 Rezoning from RF to CD (based on RM-70)  
 Development Permit  
*to permit the development of a 6-storey apartment building consisting of  
 approximately 60 dwelling units.*

The Planning & Development Department were recommending that Council rescind third reading of Rezoning Bylaw No. 19585 and amend the Bylaw to reflect the proposed change in density. This change will require a new Public Hearing to be held.

RES.R18-1554 It was Moved by Councillor Gill  
 Seconded by Councillor Martin  
 That Council rescind Resolution Res.R18-996  
 of the May 7, 2018 Regular Council - Public Hearing minutes passing third reading  
 of "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19585"  
Carried

RES.R18-1555 It was Moved by Councillor Gill  
 Seconded by Councillor Martin  
 That Council Amend "Surrey Zoning Bylaw,  
 1993, No. 12000, Amendment Bylaw, 2018, No. 19585" in Section D.2 as follows:

RES.R18-1555 "2. The *floor area ratio* shall not exceed 2.7."  
Carried

RES.R18-1556 It was Moved by Councillor Gill  
 Seconded by Councillor Martin  
 That the Public Hearing on "Surrey Zoning  
 Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19585" be held at the City  
 Hall on September 17, 2018, at 7:00 p.m.  
Carried

2. **7917-0159-00**  
**10240 City Parkway**  
**Kim Maust, Weststone Group / Weststone Parkway Property Inc**  
 OCP Amendment of Figure 16: Central Business District Densities from "7.5 FAR" to "12.25 FAR"  
 City Centre Plan Amendment from "Mixed-Use 7.5 FAR" to "Mixed-Use 12.25 FAR"  
 Rezoning from C-8 to CD  
 Development Permit  
*to permit the development of an education-focused mixed-use, high-density, high-rise development in the City Centre.*

The Planning & Development Department were recommending that Council rescind third readings of OCP Amendment Bylaw No. 19388 and Rezoning Bylaw No 19389, and refer the application back to staff to work with the applicant to develop the subject site in accordance with the "Mixed Use 7.5 FAR" designation in the City Centre Plan.

Prior to the start of the meeting, a letter was received from Hamilton Duncan Armstrong + Stewart Law Corporation on behalf of the Applicant advising that the Developer is formally requesting the withdrawal of the amended proposal, and will develop in accordance with the original terms and conditions considered by Council at the October 2, 2017, Regular Council – Land Use Meeting, and subsequent Public Hearing on October 23, 2017.

It was  
 referred to staff.

Moved by Councillor Gill  
 Seconded by Councillor Villeneuve  
 That Application No. 7917-0159-00 be

RES.R18-1557

Carried

#### D. ITEMS REFERRED BACK

##### RESIDENTIAL/INSTITUTIONAL

##### SOUTH SURREY

1. **7917-0304-00**  
**16575 - 24 Avenue**  
**Colin A Hogan, Focus Architecture Incorporated / Penmat Mana JV Ltd.**  
 NCP Amendment for a portion from Multi-Family (30-45 upa) to Multi-Family (65 upa) and for modification to the local road network  
 Rezoning from RA to RM-30 and CD  
 Development Permit / Development Variance Permit  
*to permit the development of approximately 55 townhouse units and 53 apartment 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 Starchuk  
That:

1. A Bylaw be introduced to rezone the portion of the site shown as Block A on the Survey Plan attached in Appendix II from "One Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)" (based on "Multiple Residential 70 Zone (RM-70)") and a date be set for Public Hearing.
2. A Bylaw be introduced to rezone the portion of the site shown as Block 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.
3. Council authorize staff to draft Development Permit No. 7917-0304-00 generally in accordance with the attached drawings (Appendix II).
4. Council approve Development Variance Permit No. 7917-0304-00, varying the following, to proceed to Public Notification:
  - (a) On Lot A:
    - i. the minimum front yard setback (east) of the RM-30 Zone is reduced from 7.5 metres (25 ft.) to 4.5 metres (15 ft.);
    - ii. the minimum rear yard setback (west) of the RM-30 Zone is reduced from 7.5 metres (25 ft.) to 4.0 metres (13 ft.);
    - iii. the minimum side yard setback on flanking street (north) of the RM-30 Zone is reduced from 7.5 metres (25 ft.) to 5.0 metres (16 ft.); and
    - iv. the minimum side yard setback (south) of the RM-30 Zone is reduced from 7.5 metres (25 ft.) to 3.9 metres (13 ft.).
  - (b) On Lot B:
    - i. the minimum front yard setback (east) of the RM-30 Zone is reduced from 7.5 metres (25 ft.) to 4.5 metres (15 ft.);
    - ii. the minimum rear yard setback (west) of the RM-30 Zone is reduced from 7.5 metres (25 ft.) to 4.5 metres (15 ft.);
    - iii. the minimum side yard setback on flanking street (north) of the RM-30 Zone is reduced from 7.5 metres (25 ft.) to 3.9 metres (13 ft.); and
    - iv. the minimum side yard setback (south) of the RM-30 Zone is reduced from 7.5 metres (25 ft.) to 2.5 metres (8 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) submission of an acoustical report for the units adjacent to 24 Avenue 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 the General Manager Parks, Recreation and Culture;
  - (i) the applicant provide 50% cash-in-lieu for landscape planting in the 166 Street habitat corridor;
  - (j) registration of a shared access easement to provide future residents of Lot A with shared access to the indoor amenity space provided on Lot B;
  - (k) registration of a reciprocal access agreement between Lot B and Lot C;
  - (l) the discharge of Restrictive Covenant CA6005968; and
  - (m) registration of a Section 219 Restrictive Covenant on title of Lot C to provide for a minimum of 8 adaptable housing units, and that each adaptable housing unit shall comply with the BC Building Code Adaptable Housing Standards.

5. Council pass a resolution to amend Orchard Grove NCP to redesignate the land currently designated Multi-Family (30-45 upa) to Multi-Family (65 upa) and for changes to the local road network as shown in Appendix V when the project is considered for final adoption.

RES.R18-1558

Defeated

With Councillors Hayne, Martin, Steele, Villeneuve and Woods opposed.

In response to questions from Council, staff advised that:

- The project has been amended to meet the Neighbourhood Context Plan (NCP\_ requirements and adaptable units have been added. The original proposal was two units over the allowable density.
- The project includes a dedication along 24 Avenue for road widening.
- There are a series of short- and long-term projects to address congestion along 24 Avenue. If the application does not move forward, additional interim measures would be required to address the gap in road dedication required for the 24 Avenue road widening.

Council expressed concerns regarding traffic and safety issues along 24 Avenue and requested that staff provide a NCP update regarding infill, density and infrastructure, to establish what is built, what is in progress and what is in process currently and determine if the City is where we expected to be at this time or if are we developing at a faster pace.

Council needs to understand where we are in the NCP, and are requesting that this application be supplemented with the NCP status at which time Council may reconsider the application.

It was

Moved by Councillor Hayne

Seconded by Councillor Steele

That Application No. 7917-0304-00 be

referred to staff to address density and phasing.

RES.R18-1559

Carried

With Councillors Gill, Martin and Woods opposed.

**E. CORPORATE REPORTS****F. CORRESPONDENCE****G. NOTICE OF MOTIONS**

**H. BYLAWS AND PERMITS****BYLAWS**

1. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19239"  
7916-0663-00 – Rajni and Rajinder Vermani  
c/o Mainland Engineering Design Corp. (Avnash Banwait)  
RF to RF-10 – 15378 - 28 Avenue - to subdivide into 2 single family small lots.

Approved by Council: April 24, 2017

- \* Planning and Development advise (see memorandum dated July 17, 2018, in back-up) that it is in order for Council to pass a resolution amending the King George Highway Corridor Land Use/Development Concept Plan to redesignate the land from "Single Family (6 u.p.a)" to "Single Family Small Lots".

It was Moved by Councillor Gill  
Seconded by Councillor Martin  
That Council amend the King George  
Highway Corridor Land Use/Development Concept Plan to redesignate the land  
from "Single Family (6 u.p.a)" to "Single Family Small Lots".

RES.R18-1560

Carried

It was Moved by Councillor Gill  
Seconded by Councillor Martin  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2017, No. 19239" be finally adopted, signed by the Mayor and  
Clerk, and sealed with the Corporate Seal.

RES.R18-1561

Carried

2. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19369"  
7917-0206-00 – 0747761 B.C. Ltd. (Director Information: Jaswinder Parmar)  
c/o Coastland Engineering & Surveying Ltd. (Mike Helle)  
RA to RF – 8025 – 156 Street - to subdivide into 6 single family lots.

Approved by Council: September 11, 2017

- \* Council requested that staff explore meandering the sidewalks in order to retain additional boulevard trees, specifically, cedar hedging and two (2) Lawson Cypress trees along the south lot line of the subject site. Planning Development advise (see memorandum dated July 16, 2018 in back-up) staff have reviewed the development and concur with the recommendations of the project Arborist for the removal of the trees and hedges, due in part to their existing condition, species profile and the significant impacts due to required maintenance.

It was Moved by Councillor Gill  
 Seconded by Councillor Martin  
 That "Surrey Zoning Bylaw, 1993, No. 12000,  
 Amendment Bylaw, 2017, No. 19369" be finally adopted, signed by the Mayor and  
 Clerk, and sealed with the Corporate Seal.

RES.R18-1562 Carried

3. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19380"  
 7917-0218-00 – 0873005 B.C. Ltd. (Director Information: Jaswinder Singh Parmar)  
 c/o Coastland Engineering & Surveying Ltd. (Mike Helle)  
 RA to RF - 16219 – 80 Avenue - to subdivide into 6 single family lots.

**Note:** Change of ownership

Approved by Council: October 2, 2017

It was Moved by Councillor Gill  
 Seconded by Councillor Martin  
 That "Surrey Zoning Bylaw, 1993, No. 12000,  
 Amendment Bylaw, 2017, No. 19380" be finally adopted, signed by the Mayor and  
 Clerk, and sealed with the Corporate Seal.

RES.R18-1563 Carried

4. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19316"  
 7916-0713-00 - Syed Naqvi and Mukhar Zamina  
 c/o Mainland Engineering Consultants Corporation (Rajeev Mangla)  
 RH to RF – 18115 Claytonhill Drive - to subdivide into 2 single family lots.

Approved by Council: July 10, 2017

It was Moved by Councillor Gill  
 Seconded by Councillor Martin  
 That "Surrey Zoning Bylaw, 1993, No. 12000,  
 Amendment Bylaw, 2017, No. 19316" be finally adopted, signed by the Mayor and  
 Clerk, and sealed with the Corporate Seal.

RES.R18-1564 Carried

5. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19462"  
 7917-0353-00 – J. and K. Cody and 1080515 B.C. Ltd. (Director Information:  
 Rajinder Bhandall and Kuldip Rawan)  
 c/o Aplin & Martin Consultants Ltd. (Maggie Koka)  
 RA to RH – Portion of 16736 – 16 Avenue and Portion of 16 Avenue Road Allowance  
 To subdivide into 2 suburban residential lot.

Approved by Council: December 4, 2017

It was Moved by Councillor Gill  
 Seconded by Councillor Martin  
 That "Surrey Zoning Bylaw, 1993, No. 12000,  
 Amendment Bylaw, 2017, No. 19462" be finally adopted, signed by the Mayor and  
 Clerk, and sealed with the Corporate Seal.  
 RES.R18-1565 Carried

6. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18794,  
 Amendment Bylaw, 2018, No. 19602"  
 7918-0169-00 – H. and M. Johal and G. Gill  
 c/o Aplin & Martin Consultants Ltd. (Anya Paskovic)  
 To amend CD Bylaw No. 18794 - 18721, 18739, 18763 and 18787 – 55 Avenue, 18720,  
 18738, 18762 and 18788 – 55A Avenue - in order to allow for an increased house size  
 on 8 recently approved small suburban lots.

Approved by Council: June 11, 2018

It was Moved by Councillor Gill  
 Seconded by Councillor Martin  
 That "Surrey Zoning Bylaw, 1993, No. 12000,  
 Amendment Bylaw, 2016, No. 18794, Amendment Bylaw, 2018, No. 19602" be finally  
 adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.  
 RES.R18-1566 Carried

#### BYLAWS WITH PERMITS

7. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19465"  
 7917-0158-00 – Great West (Vancouver) Investments Ltd.  
 c/o Summit Homes (Glen Cartright)  
 RA to IL - 9469 – 190 Street - to develop an industrial building.

Approved by Council: December 4, 2017

- \* At the December 18, 2017 Regular Council – Public Hearing, Council requested that  
 staff review truck traffic and street traffic along 94 Avenue and provide  
 clarification regarding the appropriate drainage for the land use. Planning and  
 Development advise the applicant has worked with City's Engineering Department  
 to address Council concerns. The City's Transportation staff have reviewed the  
 parking (see memorandum dated July 13 2018 in back-up) and put parking  
 restrictions along 94th Avenue, between 189 and 190 Street.

It was Moved by Councillor Gill  
 Seconded by Councillor Martin  
 That "Surrey Zoning Bylaw, 1993, No. 12000,  
 Amendment Bylaw, 2017, No. 19465" be finally adopted, signed by the Mayor and  
 Clerk, and sealed with the Corporate Seal.  
 RES.R18-1567 Carried

**Development Variance Permit No. 7917-0158-00**

9425 and 9469 – 190 Street

To reduce the number of off-street parking spaces and waive the requirement for off-street parking spaces to be surfaced with asphalt, concrete or similar pavement. The applicant is also proposing to reduce the rear yard (north) setback for a storage building.

Supported by Council: December 18, 2017

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

- (a) In Section F Yards and Setbacks of Part 48 "Light Impact Industrial Zone", the minimum rear yard (north) setback is reduced from 7.5 metres (25 ft.) to 6.0 metres (20 ft.), as measured to the north building face of the proposed northern industrial building;
- (b) In Table C.2 of Part 5 Off-Street Parking and Loading/Unloading, the minimum number of required off-street parking spaces is reduced from 57 to 45 on the subject site; and
- (c) In Sub-section A.4(a)ii. of Part 5 Off-Street Parking and Loading/Unloading, the requirement for all parking areas to be surfaced with asphalt, concrete or similar pavement is waived for the nine (9) off-street parking space proposed for the northern portion of the subject site.

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.

7917-0158-00 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.R18-1568

Carried

8. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19605"  
7917-0363-00 – Concord King George (Nominee) Ltd.  
c/o DYS Architecture (Colin Shrubbs)  
CD (By-law No. 17171) to CD – 13778 – 100 Avenue - to develop 676 apartment units and 7 townhouse units in two high-rise residential towers (35-storey and 39-storey) and convey a riparian lot to the City for parkland.

Approved by Council: June 11, 2018

- \* Planning and Development advise (see memorandum dated July 17, 2018, in back up) that applicant has confirmed that a privacy fence will be installed along the

east property line of the developable portion of the subject site. Fencing will also be provided along the future city-owned portion (proposed Lot 2) and will be determined through the public consultation process for park design.

It was Moved by Councillor Gill  
 Seconded by Councillor Martin  
 That "Surrey Zoning Bylaw, 1993, No. 12000,  
 Amendment Bylaw, 2018, No. 19605" be finally adopted, signed by the Mayor and  
 Clerk, and sealed with the Corporate Seal.

RES.R18-1569

Carried**Development Variance Permit No. 7917-0363-00**

13778 – 100 Avenue

To reduce the minimum setback distance from the top-of-bank for a "Class A (red-coded) Stream" from 30 metres (98 ft.) to 15 metres (49 ft.).

Supported by Council: June 25, 2018

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

- (a) In Section B.1 of Part 7A Streamside Protection, the minimum streamside setback area, as measured from top-of-bank for a "Class A Stream", is reduced from 30 metres (98 ft.) to 15 metres (49 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.  
 7917-0363-00 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.R18-1570

Carried**Development Permit No. 7917-0363-00**

13778 – 100 Avenue

To permit the development of two high-rise residential towers (35-storey and 39-storey and a riparian lot to be conveyed to the City.

Authorized to draft: June 11, 2018

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. 7917-0606-00.  
 RES.R18-1573 Carried

**10. Development Variance Permit No. 7917-0538-00**

BMP Surrey Land Inc.

c/o Integrated Construction (Braden Smith)

3635 – 190 Street

To reduce the required width of a maneuvering aisle for a single tenant industrial building from 7.5 metres (25 ft.) to 6.58 metres (21.5 ft.). The maneuvering aisle will be located along the north property line and will be for one-way traffic only.

Supported by Council: April 9, 2018

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

- (a) In Section E.2 (b) of Part 5 Off-Street Parking and Loading/Unloading, the required width of a maneuvering aisle is reduced from 7.5 metres (25 ft.) to 6.58 metres (21.5 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.  
 7917-0538-00 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.R18-1574 Carried

**Development Permit No. 7917-0538-00**

3635 – 190 Street

To permit development of an industrial building.

Authorized to draft: March 12, 2018

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. 7917-0538-00 .  
 RES.R18-1575 Carried

**11. Development Variance Permit No. 7916-0644-00**

0784903 BC Ltd. (Director Information: Sukhwinder Sanghe)  
 c/o Ankenman Associates Architects Inc. (Mark Lesack)  
 5790 King George Boulevard (Previously 5760 King George Boulevard)  
 To reduce the front (west) setback due to impact of road right-of-way along King  
 George Boulevard. In addition, reduce the side (north) yard setback to  
 accommodate a double garage for a caretaker's suite to permit a proposed  
 two-storey commercial building.

Supported by Council: July 24, 2017

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

- (a) In Section F. of Part 34 Local Commercial Zone (C-4), the minimum front (west) yard setback requirement is reduced from 7.5 metres (25 ft.) to 4 metres (13 ft.); and
- (b) In Section F. of Part 34 Local Commercial Zone (C-4), the minimum side (north) yard setback requirement is reduced from 7.5 metres (25 ft.) to 1.8 metres (6 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.  
 7916-0644-00 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.R18-1576

Carried

**Development Permit No. 7916-0644-00**

5790 King George Boulevard (Previously 5760 King George Boulevard)  
 To permit the development of a commercial building.

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 Martin  
 That the Mayor and Clerk be authorized to  
 execute Development Permit No. 7916-0644-00 .

RES.R18-1577

Carried

12. **Development Permit No. 7918-0044-00**  
 Beedie (Thirty8 Avenue) Property Ltd.  
 c/o Beedie Development Group (Andrew Peterson)  
 19155 - 38 Avenue  
 To permit the development of a 13,796 square metre (148,500 sq. ft.) multi-tenant industrial building.

Authorized to draft: July 9, 2018

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. 7918-0044-00 .

RES.R18-1578

Carried

13. **Development Permit No. 7917-0513-00**  
 Diversified Management Inc.  
 c/o D. Forcier Designs (Darcy Forcier)  
 19018, 19030, 19058, 19070, 19128, 19168 and 19188 - 33 Avenue  
 19033, 19055, 19089, 19111 and 19177 - 32 Avenue  
 To permit the development of three (3) multi-tenant industrial warehouse buildings with a total floor area of 45,545 square metres (490,242 sq. ft.).

Authorized to draft: April 9, 2018

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. 7917-0513-00 .

RES.R18-1579

Carried

14. **Development Permit No. 7917-0392-00**  
 Brett Investments Inc.  
 c/o Krahn Engineering Ltd. (Curtis Gray)  
 3613 - 190 Street (Previously 18977 - 36 Avenue)  
 To permit the development of a 9,234 square metre (98,389 sq. ft.) single tenant industrial building.

Authorized to draft: February 5, 2018

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

RES.R18-1580	<p>It was</p> <p>execute Development Permit No. 7917-0392-00 .</p>	<p>Moved by Councillor Gill          Seconded by Councillor Martin          That the Mayor and Clerk be authorized to</p> <p><u>Carried</u></p>
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**15. Temporary Use Permit No. 7918-0029-00**

Super Save Disposal Inc.  
c/o Larry Gibson  
19388 – 92 Avenue  
To allow for the temporary storage of construction bins, portable toilets and fences on the site for a period not to exceed three years.

Authorized to draft: April 23, 2018

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

RES.R18-1581	<p>It was</p> <p>execute Temporary Use Permit No. 7918-0029-00.</p>	<p>Moved by Councillor Gill          Seconded by Councillor Martin          That the Mayor and Clerk be authorized to</p> <p><u>Carried</u></p>
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**16. Temporary Use Permit No. 7917-0415-00**

Fabro Holdings Inc..  
c/o Eagle Crane Inc. (T. Brown)  
17944 – 96 Avenue  
To allow the continued storage of cranes, boom trucks and support vehicles for an additional three years from the date of expiry (September 29, 2017).

Authorized to draft: May 28, 2018

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

RES.R18-1582	<p>It was</p> <p>execute Temporary Use Permit No. 7917-0415-00.</p>	<p>Moved by Councillor Gill          Seconded by Councillor Martin          That the Mayor and Clerk be authorized to</p> <p><u>Carried</u></p>
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**I. CLERKS REPORT**

J. OTHER BUSINESS

K. ADJOURNMENT

It was


Moved by Councillor Martin  
Seconded by Councillor Gill  
That the July 23, 2018 Regular Council - Land

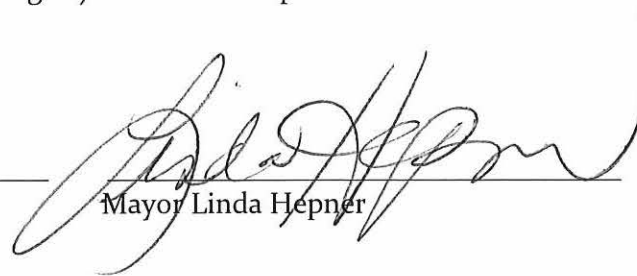
Use meeting be adjourned.  
RES.R18-1583

Carried

The Regular Council - Land Use meeting adjourned at 6:06 p.m.

Certified correct:

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

  
\_\_\_\_\_  
Mayor Linda Hepner