

Present:

Chairperson - Mayor McCallum
Councillor Annis
Councillor Elford
Councillor Guerra
Councillor Hundial
Councillor Locke
Councillor Nagra
Councillor Patton
Councillor Pettigrew

Absent:**Staff Present:**

City Manager
Acting 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****FLEETWOOD/GUILDFORD**

1. **7918-0343-00**
10196 - 152 Street
Elizabeth Thai, Canreal Management Corporation / 619320 BC Ltd.
Director Information: Mei-Ching Chan, Connie Chan, Carole Chan,
Chih-Chiang Chan
Officer Information as at December 15, 2017: Chih-Chiang Chan (President),
Mei-Ching Chan (Secretary)
Development Permit
to permit a comprehensive sign design package for an existing two-storey multi-tenant commercial building (Plaza 152) in Guildford.

It was

Moved by Councillor Guerra
Seconded by Councillor Patton

That Council approve Development Permit

Application No.7918-0343-00 for a comprehensive sign package and authorize the Mayor and Clerk to execute the Permit.

RES.R18-2250

Carried

NEWTON

2. 7917-0503-00
5829 – 132 Street
Mark Lesack, Ankenman Associates Architects Inc.
685201 BC Ltd.
Director Information: Parminder Sanghe
Officer Information as at January 15, 2018:
Parminder Sanghe (President, Secretary)
0938888 BC Ltd.
Director Information: Sukhwinder Sanghe
Officer Information as at April 25, 2018: Sukhwinder Sanghe (President, Secretary)
Rezoning from RA to C-5/Development Permit / Development Variance Permit to permit the development of a 1,007 square metre (10,839 sq. ft.) single-storey, multi-tenant commercial building.

Council requested that the Applicant ensure that tenants are businesses who support the community.

It was

Moved by Councillor Guerra
Seconded by Councillor Patton
That:

1. A Bylaw be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" to "Neighbourhood Commercial Zone (C-5)" and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7917-0503-00, including a comprehensive sign design package, generally in accordance with the attached drawings (Appendix III).
3. Council approve Development Variance Permit No. 7917-0503-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum front yard (east) setback of the C-5 Zone from 7.5 metres (25 ft.) to 4.13 metres (13.5 ft.) to the building face and 2.91 metres (9.5 ft.) to the roof;
 - (b) to reduce the minimum south side yard setback of the C-5 Zone from 7.5 metres (25 ft.) to 4.69 metres (15 ft.) to the building face and 3.47 metres (11 ft.) to the roof; and
 - (c) to reduce the minimum north side yard setback of the C-5 Zone from 7.5 metres (25 ft.) to 2.5 metres (8 ft.) to the building face and 0.67 metres (2 ft.) to the roof.

4. Council instruct staff to resolve the following issues prior to final adoption:
- (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a road dedication plan to the satisfaction of the Approving Officer;
 - (c) approval from the Ministry of Transportation & Infrastructure;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) the applicant satisfy the deficiency in 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; and
 - (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.

RES.R18-2251

Carried

It was

Moved by Councillor Guerra
 Seconded by Councillor Patton
 That "Surrey Zoning Bylaw, 1993, No. 12000,

Amendment Bylaw, 2018, No. 19740" pass its first reading.

RES.R18-2252

Carried

The said Bylaw was then read for the second time.

It was

Moved by Councillor Guerra
 Seconded by Councillor Patton
 That "Surrey Zoning Bylaw, 1993, No. 12000,

Amendment Bylaw, 2018, No. 19740" pass its second reading.

RES.R18-2253

Carried

It was then
 Moved by Councillor Patton
 Seconded by Councillor Guerra
 That the Public Hearing on "Surrey Zoning
 Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19740" be held at the City
 Hall on January 14, 2019, at 7:00 p.m.
 RES.R18-2254 Carried

SOUTH SURREY

3. **7918-0255-00**
3473 - 190 Street
Shauna Johnson, Teck Construction LLP / Ch Strata 5 Developments Ltd.
 Development Permit/Development Variance Permit
to permit the development of 12,839 square metres (138,198 sq. ft.) industrial building.

It was
 Moved by Councillor Pettigrew
 Seconded by Councillor Locke
 That Application No. 7918-0255-00 be
 referred back to staff to complete a report from the Advisory Design Panel,
 Engineering Department and Fire Department.
 RES.R18-2255 Carried
 With Councillor Patton opposed.

4. **7918-0152-00**
3030 - 190 Street
Braden Smith, Integrated Construction / Mekco Holdings Ltd.
 Rezoning from A-2 to IB-1/Development Permit / Development Variance Permit
to permit the construction of a 15,250 square metre (164,148 sq. ft.) single-tenant industrial building.

It was
 Moved by Councillor Guerra
 Seconded by Councillor Annis
 That:

1. A Bylaw be introduced to rezone the site from "Intensive Agriculture Zone (A-2)" to "Business Park 1 Zone (IB-1)" and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7918-0152-00 generally in accordance with the attached drawings (Appendix II).
3. Council approve Development Variance Permit No. 7918-0152-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum south yard setback of the IB-1 Zone from 7.5 metres (25 ft.) to 6.3 metres (21 ft.).

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 an acceptable tree survey and a statement regarding tree preservation;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) 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) 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 prohibiting any business that requires a Metro Vancouver air quality permit from locating on the site;
 - (i) registration of a Section 219 Restrictive Covenant to restrict the maximum amount of mezzanine space; and
 - (j) registration of Statutory Right-of-Ways over portion of 2982 -190 Street and 19116 - 32 Avenue to facilitate construction of a half road standard for 30 Avenue and 191 Street.

RES.R18-2256

Carried

It was

Moved by Councillor Guerra
Seconded by Councillor Hundial
That "Surrey Zoning Bylaw, 1993, No. 12000,

Amendment Bylaw, 2018, No. 19741" pass its first reading.

RES.R18-2257

Carried

The said Bylaw was then read for the second time.

It was

Moved by Councillor Guerra
Seconded by Councillor Locke
That:

1. A Bylaw be introduced to rezone the subject site from "Multiple Residential Commercial 135 Zone" (RMC-135) and "Highway Commercial Industrial Zone" (CHI) to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
2. A Housing Agreement Bylaw be introduced to restrict the 108 proposed apartment dwelling units to a rental tenure for not less than 20 years;
3. Council approve the applicant's request to reduce the amount of required indoor amenity space from 354 square metres (3,810 square feet) to 225 square metres (2,420 square feet);
4. Council authorize staff to draft Development Permit No. 7917-190-00 generally in accordance with the attached drawings (Appendix II);
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 road dedication plans 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) 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) removal of all unauthorized vehicles and bins off the subject property to the satisfaction of the Planning and Development Department;
 - (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 statutory right-of-way to allow for pedestrian rights-of-passage without vehicles for the corner plazas at the northeast and southeast corners of the site; and
- (j) the applicant adequately address the impact of reduced indoor amenity space.

RES.R18-2261 Carried

It was Moved by Councillor Guerra
Seconded by Councillor Hundial
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2018, No. 19742" pass its first reading.

RES.R18-2262 Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Guerra
Seconded by Councillor Hundial
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2018, No. 19742" pass its second reading.

RES.R18-2263 Carried

It was then Moved by Councillor Guerra
Seconded by Councillor Patton
That the Public Hearing on "Surrey Zoning
Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19742" be held at the City
Hall on January 14, 2019, at 7:00 p.m.

RES.R18-2264 Carried

It was Moved by Councillor Guerra
Seconded by Councillor Locke
That "Kelson Investments Ltd. Housing
Agreement, Authorization Bylaw, 2018, No. 19743" pass its first reading.

RES.R18-2265 Carried

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

It was Moved by Councillor Guerra
Seconded by Councillor Locke
That "Kelson Investments Ltd. Housing
Agreement, Authorization Bylaw, 2018, No. 19743" pass its second reading.

RES.R18-2266 Carried

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

- (e) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department; and
- (f) registration of a Section 219 Restrictive Covenant to increase front yard setbacks on proposed Lots 1 to 4.

4. Council pass a resolution to amend the South Newton Neighbourhood Concept Plan to redesignate a portion of the land from "Single Family Residential" to "Single Family Small Lots" when the project is considered for final adoption.

RES.R18-2268

Carried

With Councillor Pettigrew opposed.

It was

Moved by Councillor Hundial

Seconded by Councillor Guerra

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

Amendment Bylaw, 2018, No. 19744" pass its first reading.

RES.R18-2269

Carried

With Councillor Pettigrew opposed.

The said Bylaw was then read for the second time.

It was

Moved by Councillor Guerra

Seconded by Councillor Hundial

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

Amendment Bylaw, 2018, No. 19744" pass its second reading.

RES.R18-2270

Carried

With Councillor Pettigrew opposed.

It was then

Moved by Councillor Guerra

Seconded by Councillor Hundial

That the Public Hearing on "Surrey Zoning

Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19744" be held at the City Hall on January 14, 2019, at 7:00 p.m.

RES.R18-2271

Carried

With Councillor Pettigrew opposed.

SURREY CITY CENTRE/WHALLEY

8. **7918-0346-00**
9801 King George Boulevard
Hedayat Nasoody, Realstar Management / Surrey Village Holdings Ltd.
 Development Variance Permit
to replace the development drawings attached to Land Use Contract No. 420 and to reduce the number of required parking stalls in order to allow for additional rental residential units and renovations to the existing buildings.

In response to comments from Council, the Applicant advised that the project is constrained by the existing building that will be re-clad and converted from commercial to residential. The project will include high-quality materials and architectural elements.

It was

Moved by Councillor Pettigrew
Seconded by Councillor Hundial

That Application No. 7918-0346-00 be referred to staff to complete a report from the Advisory Design Panel and Fire Department and a traffic impact study.

RES.R18-2272

Carried

9. **7916-0719-00**
14370 Gladstone Drive
Z. Biro / Z. Biro, M. Biro
Development Variance Permit
to reduce the rear yard setback to retain an existing accessory building on the lot.

It was

Moved by Councillor Guerra
Seconded by Councillor Patton
That Council approve Development Variance

Permit No. 7916-0719-00 to reduce the required rear yard setback for an accessory building over 10 sq. metres (108 sq. ft.) in size from 1.8 metres (6 ft) to 0.76 metres (2.5 ft) and proceed to Public Notification.

RES.R18-2273

Carried

COMMERCIAL/INDUSTRIAL/AGRICULTURAL

SOUTH SURREY

10. **7918-0371-00**
18899 – 28 Avenue
John Kristianson, CTA Design Group
Campbell Heights Surrey Property Ltd.
Development Permit
to permit the development of a 15,072 square metre (162,240 sq. ft.) industrial warehouse facility.

It was

Moved by Councillor Guerra
Seconded by Councillor Hundial
That:

1. Council authorize staff to draft Development Permit No. 7918-0371-00 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 finalized landscape plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department.

RES.R18-2274

Carried**RESIDENTIAL/INSTITUTIONAL****NEWTON**

11. **7918-0167-00**
5700 - 146 Street
Michael Helle, Coastland Engineering & Surveying Ltd.
J. Sivia; H. Badesha; S. Badesha; R. Badesha; R. Badesha
NCP Amendment to introduce a new land use designation Suburban Residential 1/4 Acre
NCP Amendment to redesignate the site from Suburban Residential 1/2 Acre to Suburban Residential 1/4 Acre
Rezoning from RH to RQ
to allow subdivision into two (2) single family residential lots.

It was

Moved by Councillor Guerra
Seconded by Councillor Hundial
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 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) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and

(f) the applicant adequately address the City's needs with respect to the City's Affordable Housing Strategy, to the satisfaction of the General Manager, Planning & Development Services.

3. Council pass a resolution to amend the South Newton Neighbourhood Concept Plan to introduce a new land use designation "Suburban Residential 1/4 Acre" and to redesignate the land from "Suburban Residential 1/2 Acre" to "Suburban Residential 1/4 Acre" when the project is considered for final adoption.

RES.R18-2275

Carried

With Councillor Pettigrew opposed.

It was

Moved by Councillor Guerra

Seconded by Councillor Hundial

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

Amendment Bylaw, 2018, No. 19745" pass its first reading.

RES.R18-2276

Carried

With Councillor Pettigrew opposed.

The said Bylaw was then read for the second time.

It was

Moved by Councillor Guerra

Seconded by Councillor Hundial

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

Amendment Bylaw, 2018, No. 19745" pass its second reading.

RES.R18-2277

Carried

It was then

Moved by Councillor Guerra

Seconded by Councillor Nagra

That the Public Hearing on "Surrey Zoning

Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19745" be held at the City Hall on January 14, 2019, at 7:00 p.m.

RES.R18-2278

Carried

C. ITEMS REFERRED BACK

RESIDENTIAL/INSTITUTIONAL

SOUTH SURREY

1. **7916-0102-00**
2845 and 2855 King George Boulevard; 15073 - 27B Avenue
Doug Johnson, Douglas Johnson Architect Ltd. / Ekam 68 Project Ltd.
 LAP Amendment from Townhouse (15 u.p.a) to Townhouse (22 u.p.a)
 Rezoning from RA, RF and RM-D to RM-30
 Development Permit / Development Variance Permit
to permit the development of 41 townhouse units.

It was Moved by Councillor Guerra
Seconded by Councillor Nagra
That:

1. Council grant Third Reading to Rezoning Bylaw No. 19540.
2. Council authorize staff to draft Development Permit No. 7916-0102-00, as amended, generally in accordance with the attached revised drawings (Appendix II).
3. Council support Development Variance Permit No. 7916-0102-00, as amended, varying the following:
 - (a) to reduce the minimum front yard setback (south) of the RM-30 Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) for Buildings 6 and 7; and
 - (b) to reduce the minimum rear yard setback (west) of the RM-30 Zone from 7.5 metres (25 ft.) to 4.5 metres (15 ft.).

RES.R18-2279

Carried

With Councillor Pettigrew opposed.

It was Moved by Councillor Guerra
Seconded by Councillor Hundial
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2018, No. 19540" pass its third reading.

RES.R18-2280

Carried

With Councillor Pettigrew opposed.

D. ADDITIONAL PLANNING COMMENTS

E. CORPORATE REPORTS

L002 Surety Bond for Land Development Project No. 7817-0143-00 File No. 5250-01 / 7917-0143-00

The General Manager, Engineering submitted a report seeking 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 Servicing Agreement associated with the noted land development project as part of the Council approved Pilot Program.

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

In response to a question from Council staff advised that the Surety Bond pilot program provides an opportunity for selected projects to utilize surety bonds instead of letters of

credit, that would allow the development companies access to capital to invest in other projects. There have been no issues with the pilot program so far; however, staff will provide a complete report to Council upon conclusion of the pilot program term.

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

- The use of surety bonds is issued through a Development Variance Permit.
- While an Applicant could default on a surety bond, the City only utilizes acceptable credit-worthy surety companies. The surety company screens the companies that they issue bonds to and all information regarding the company seeking the bond is shared with the Finance Department.

It was

Moved by Councillor Guerra
Seconded by Councillor Hundial
That Council approve the Development

Variance Permit No. 7917-0143-00 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. 7817-0143-00 and to proceed to Public Notification.

RES.R18-2281

Carried
With Councillor Pettigrew opposed.

F. CORRESPONDENCE

G. NOTICE OF MOTIONS

H. BYLAWS AND PERMITS

BYLAWS

1. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Text Amendment Bylaw, 2016, No. 18716"
7916-0013-00 – City of Surrey
c/o Engineering Department, Realty Services Division (Ken Woodward)
"Surrey Official Community Plan Bylaw, 2013, No. 18020" as amended is further amended to permit a higher density of Floor Area Ratio for the subject sites at 14150 Green Timbers Way and 9900 – 140 Street.

Approved by Council: April 18, 2016

"Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2016, No. 18717"

To authorize the redesignation of 9900 – 140 Street and 14150 Green Timbers Way from Mixed Employment (ME) to Multiple Residential (RM).

Approved by Council: April 18, 2016

It was

Moved by Councillor Guerra

Seconded by Councillor Hundial

That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2016, No. 18717" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R18-2286

Carried

With Councillor Pettigrew opposed.

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18718"

RA to CD – 9900 – 140 Street and 14150 Green Timbers Way - to accommodate future institutional, residential, office and civic uses including a care facility, emergency shelter/transitional housing, offices and bio-energy facility.

Approved by Council: April 18, 2016

It was

Moved by Councillor Guerra

Seconded by Councillor Hundial

That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18718" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R18-2287

Carried

With Councillor Pettigrew opposed.

BYLAWS WITH PERMITS

2. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2017, No. 19067"

7916-0057-00 – Benchmark Estate (2009) Ltd.

c/o Infinity Properties Ltd. (Joshua Turner)

To redesignate the site at 14844 and 14876 No. 10 Highway (56 Avenue) from Suburban to Mixed Employment and Urban.

Approved by Council: April 3, 2017

Note: Council requested that a Good Neighbour Plan and traffic mitigation measures be implemented, attention be paid to the placement and use of the access gate as requested by the community and that the Church be required to inform their congregation that the City does not encourage

access from 148th Street. The owners have signed a Good Neighbour Agreement addressing Council's request (see Bylaw back-up).

- * Planning and Development advise (see memorandum dated November 28, 2018, in back-up) that it is in order for Council to pass a resolution to introduce new land use designations "Assembly Hall" and "Residential (10 upa)" in the East Panorama Ridge Concept Plan; and to amend the East Panorama Ridge Concept Plan to redesignate the land from "Residential Style Business Park" and "Suburban Residential (1/2 acre)" to "Assembly Hall" and "Residential (10 upa)".

It was Moved by Councillor Guerra
Seconded by Councillor Annis
That Council introduce new land use designations "Assembly Hall" and "Residential (10 upa)" in the East Panorama Ridge Concept Plan; and to amend the East Panorama Ridge Concept Plan to redesignate the land from "Residential Style Business Park" and "Suburban Residential (1/2 acre)" to "Assembly Hall" and "Residential (10 upa)".

RES.R18-2288

Carried
With Councillor Pettigrew opposed.

It was Moved by Councillor Guerra
Seconded by Councillor Locke
That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2017, No. 19067" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R18-2289

Carried
With Councillor Pettigrew opposed.

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19068" RA to PA-2 - 14876 and Portion of 14844 No. 10 Highway (56 Avenue) To develop a church (Village Church).

Approved by Council: April 3, 2017

It was Moved by Councillor Guerra
Seconded by Councillor Hundial
That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19068" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R18-2290

Carried
With Councillor Pettigrew opposed.

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19069" RA to CD - Portion of 14844 No 10 Highway (56 Avenue) - to develop 36 townhouse units.

Approved by Council: April 3, 2017

It was Moved by Councillor Guerra
 Seconded by Councillor Hundial
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2017, No. 19069" be finally adopted, signed by the Mayor and
 Clerk, and sealed with the Corporate Seal.
 RES.R18-2291 Carried
 With Councillor Pettigrew opposed.

Development Variance Permit No. 7916-0057-00

14844 and 14876 No. 10 Highway (56 Avenue)

To reduce the front yard setback, increase the building height, allow off-street parking in the flanking side yard setback and reduce the landscaping required on the east side yard in order to accommodate the site layout and achieve a more urban street presence along No. 10 Highway.

Supported by Council: April 24, 2017

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

- (a) to reduce the minimum front yard (Highway No. 10) setback of the "Assembly Hall 2 Zone (PA-2)" from 17.3 metres (56 feet) to 10 metres (32 feet);
- (b) to increase the maximum building height allowed in the "Assembly Hall 2 Zone (PA-2)" from 9 metres (30 feet) to 17.3 metres (56 feet);
- (c) to vary the "Assembly Hall 2 Zone (PA-2)" in order to permit off-street parking within the side yard setback along a flanking street; and
- (d) to reduce the minimum landscaping required on the East side yard of the "Assembly Hall 2 Zone (PA-2)" from 3 metres (10 feet) to 1.5 metres (5 feet)

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

It was Moved by Councillor Locke
 Seconded by Councillor Guerra
 That Development Variance Permit No.
 7916-0057-00 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.R18-2292 Carried
 With Councillor Pettigrew opposed.

Development Permit No. 7916-0057-00

14844 and 14876 No. 10 Highway (56 Avenue)

To permit the development of a church and 36 townhomes.

Authorized to draft: April 3, 2017

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

It was

Moved by Councillor Guerra

Seconded by Councillor Nagra

That the Mayor and Clerk be authorized to

execute Development Permit No. 7916-0057-00.

RES.R18-2293

Carried

With Councillor Pettigrew opposed.

3. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19211"
7916-0071-00 – Akash Sablok and 1021846 B.C. Ltd.
(Director Information: Tarlok and Shabnam Sablok)
c/o Hub Engineering Inc. (Mike Kompter)
RA to RF-12 and RF-13 – 5912 – 140 Street and Portion of 5928 – 140 Street
To subdivide into 30 single family small lots.

Approved by Council: April 3, 2017

Prior to the start of the meeting, Planning and Development advised that the Engineering requirements for this development had not been met and that final approval was not in order.

This item was out of order

4. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2018,
No. 19568"
7917-0284-00 – Canadian Horizons (18th Avenue) Land Corp.
c/o Aplin & Martin Consultants Ltd. (Anya Paskovic)
To redesignate the property 1635 – 168 Street from Suburban to Urban.

Approved by Council: April 9, 2018

It was

Moved by Councillor Guerra

Seconded by Councillor Locke

That "Surrey Official Community Plan Bylaw,

2013, No. 18020, Amendment Bylaw, 2018, No. 19568" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R18-2294

Carried

With Councillor Pettigrew opposed.

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19569"
RA to RF-10 - 1635 – 168 Street – to subdivide into 19 single family small lots.

Approved by Council: April 9, 2018

RES.R18-2295	<p>It was</p> <p>Amendment Bylaw, 2018, No. 19569" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.</p> <p><u>Carried</u></p> <p>With Councillor Pettigrew opposed.</p>	<p>Moved by Councillor Guerra</p> <p>Seconded by Councillor Locke</p> <p>That "Surrey Zoning Bylaw, 1993, No. 12000,</p>
--------------	---	--

Development Permit No. 7917-0284-00
 1635 – 168 Street
 For Hazard Lands

Authorized to draft: April 9, 2018

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

RES.R18-2296	<p>It was</p> <p>execute Development Permit No. 7917-0284-00.</p> <p><u>Carried</u></p> <p>With Councillor Pettigrew opposed.</p>	<p>Moved by Councillor Guerra</p> <p>Seconded by Councillor Locke</p> <p>That the Mayor and Clerk be authorized to</p>
--------------	---	--

PERMIT APPROVALS

- 5. **Development Variance Permit No. 7915-0067-00**
 A. & J. Barbour Holdings Ltd.
 c/o Streamline Facility Planning Corp. (Earl Vance)
 18533 – 97 Avenue
 To reduce the minimum rear yard setback in order to retain the already constructed addition to the existing industrial building on the lot and waive the requirement for a minimum 1.5 metre (5 ft.) contiguous landscape strip (fronting 97 Avenue) in order to accommodate parking on the site.

Supported by Council: November 19, 2018

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

- (a) In Section F of Part 48 "Light Impact Industrial Zone (IL)", the minimum rear yard setback is varied from 7.5 metres (25 ft.) to 0.0 metres (0 ft.) to retain the already constructed addition to the existing building on the lot; and
- (b) In Section F of Part 48 "Light Impact Industrial Zone (IL)", the minimum 1.5 metre (5 ft.) contiguous landscape strip requirement is waived.

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

It was Moved by Councillor Guerra
Seconded by Councillor Nagra
That Development Variance Permit No.
 7915-0067-00 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.R18-2297

Carried
 With Councillor Pettigrew opposed.

MISCELLANEOUS

- 6. "Surrey Zoning Bylaw, 1993, No. 12000, Text Amendment Bylaw, 2017, No. 19334" 3900-20-19334 – Regulatory Text Amendment
 "Surrey Zoning By-law, 1993, No. 12000", as amended, is further amended to insert a new single family zone Part 15C, Quarter Acre Residential Zone (RQ Zone) to regulate the development of suburban lots at a density of 10 units per hectare.

Approved by Council: July 24, 2017
Corporate Report Item No. 2017-L002

Note: This Text Amendment Bylaw introducing the Quarter Acre Residential (RQ) Zone was granted Third Reading on September 11, 2017. The RQ Zone is to be adopted concurrently with the first Development Application that rezones to RQ. Application No. 7917-0399-00, (Item H.7) is proceeding to Final Adoption. It is therefore in order to adopt Bylaw No. 19334.

It was Moved by Councillor Locke
Seconded by Councillor Guerra
That "Surrey Zoning Bylaw, 1993, No. 12000,
 Text Amendment Bylaw, 2017, No. 19334" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R18-2298

Carried

7. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19517"
7917-0399-00 – Morgan View 2 Estates Ltd.
c/o WSP Canada Inc. (Dexter Hirabe)
RA to RQ – 2954 – 164 Street - to subdivide into 14 single family half acre lots and
2 greenbelt parcels.

Approved by Council: February 19, 2018

- * Planning and Development advise (see memorandum dated November 27, 2018, in
back-up) that it is in order for Council to pass a resolution amending the
North Grandview Heights Neighbourhood Concept Plan to redesignate the land
from "Proposed One-Acre" to "Larger Transition Lots (2-3 upa)" and changes to the
road network.

RES.R18-2299

It was

Moved by Councillor Guerra
Seconded by Councillor Annis
That Council amend the North Grandview
Heights Neighbourhood Concept Plan to redesignate the land from "Proposed
One-Acre" to "Larger Transition Lots (2-3 upa)" and changes to the road network.
Carried
With Councillor Pettigrew opposed.

RES.R18-2300

It was

Moved by Councillor Guerra
Seconded by Councillor Hundial
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2018, No. 19517" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.
Carried
With Councillor Pettigrew opposed.

Development Permit No. 7917-0399-00
2954 – 164 Street
For Sensitive Ecosystems

Authorized to draft: February 19, 2018

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

RES.R18-2301

It was

Moved by Councillor Guerra
Seconded by Councillor Hundial
That the Mayor and Clerk be authorized to
execute Development Permit No. 7917-0399-00.
Carried
With Councillor Pettigrew opposed.

I. CLERKS REPORT

J. OTHER BUSINESS

K. ADJOURNMENT

It was

Land Use meeting be adjourned.
RES.R18-2302

Moved by Councillor Guerra
Seconded by Councillor Locke
That the December 3, 2018 Regular Council –

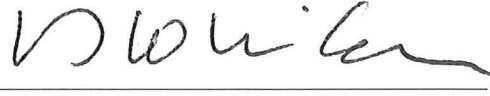
Carried

The Regular Council - Land Use meeting adjourned at 5:46 p.m.

Certified correct:



Kelly Rayter, Acting City Clerk



Mayor Doug McCallum