

**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  
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****NEWTON****1. 7919-0074-00**

**14310, 14320, 14330, 14340, 14350, 14360, 14370, 14380 and 14390 – 64 Avenue**

Agent: Ray Mand, 0752567 B.C. Ltd.

Owner: 0752567 B.C. Ltd.

Director Information: Raghbir R. Mand, Gurnek Rai, Amarjit Samra

Officer Information as at March 23, 2018:

Gurnek Rai (President), Amarjit Samra (Secretary)

**Development Variance Permit**

*to reduce the parking rate for eating establishments.*

It was

Moved by Councillor Guerra

Seconded by Councillor Patton

That Council approve Development Variance

Permit No. 7919-0074-00, to reduce the parking rate for eating establishments having a gross floor area greater than or equal to 150 square metres (1,615 sq. ft.), from 10 parking spaces per 100 square metres (1,075 sq. ft.) of gross floor area to 5.5 parking spaces per 100 square metres (1,075 sq. ft.), to proceed to Public Notification.

RES.R19-610

Carried

RESIDENTIAL/INSTITUTIONAL

FLEETWOOD/GUILDFORD

2. **7918-0202-00**  
**10691 and 10683 – 160 Street, Portion of unopened Lane**

Agent: Mike Kompter, Hub Engineering Inc.

Owners: G. Sanghera, J. Sanghera

**Rezoning from RA to RF-13**

*to allow subdivision into three single family small lots.*

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

1. A Bylaw be introduced to rezone the properties at 10683 and 10691 – 160 Street from "One-Acre Residential Zone (RA)" to "Single Family Residential (13) Zone (RF-13)" and a date be set for Public Hearing.
2. A Bylaw be introduced to rezone the portion of the unopened lane, shown as Block A on the Survey Plan attached in Appendix I, from "One-Acre Residential Zone (RA)" to "Single Family Residential (13) Zone (RF-13)" and a date be set for Public Hearing.
3. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) 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;
  - (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
  - (g) registration of a Section 219 Restrictive Covenant for increased setbacks along 160 Street for proposed Lots 2 and 3 to accommodate on-site tree preservation;
  - (h) submission of a finalized lot grading plan to the satisfaction of the Planning and Development Department;

- (i) 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;
- (j) 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; and
- (k) completion of the partial lane closure and acquisition of the northerly 3 metre (10 ft.) wide portion of the unopened east-west lane allowance directly south of 10683 – 160 Street.

RES.R19-611 Carried

It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2019, No. 19819" pass its first reading.

RES.R19-612 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, 2019, No. 19819" pass its second reading.

RES.R19-613 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, 2019, No. 19819" be held at the City  
Hall on April 29, 2019, at 7:00 p.m.

RES.R19-614 Carried

It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2019, No. 19820" pass its first reading.

RES.R19-615 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, 2019, No. 19820" pass its second reading.

RES.R19-616 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, 2019, No. 19820" be held at the City  
 Hall on April 29, 2019, at 7:00 p.m.

RES.R19-617

Carried

### NEWTON

3. **7918-0247-00**

**14157 – 60A Avenue**

Agent: Rajeev Mangla, Mainland Engineering Design Corp.

Owners: L. Sandhu, H. Sandhu

**Rezoning from RA to RF-13**

*to allow the subdivision of the property into two (2) lots.*

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 "Single Family Residential (13) Zone (RF-13)" and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) submission of a finalized tree survey and a statement regarding tree preservation;
  - (d) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
  - (e) the applicant 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.

RES.R19-618

Carried

- RES.R19-619 It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2019, No. 19821" pass its first reading.  
Carried
- The said Bylaw was then read for the second time.
- RES.R19-620 It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2019, No. 19821" pass its second reading.  
Carried
- RES.R19-621 It was then Moved by Councillor Guerra  
Seconded by Councillor Patton  
That the Public Hearing on "Surrey Zoning  
Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19821" be held at the City Hall  
on April 29, 2019, at 7:00 p.m.  
Carried

#### SOUTH SURREY

4. **7918-0386-00**  
**2307 - 130 Street**  
Agent: Chad Von Hahn, Thor's Hammer  
Owners: D. Parsons, C. Parsons  
**Development Variance Permit**  
*to increase the permitted second storey floor area to facilitate the expansion of an existing dwelling*
- RES.R19-622 It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That Council approve Development Variance  
Permit No. 7918-0386-00, to increase the maximum permitted floor area of the second storey for a principal building from 80% to 89% of the floor area of the main floor level, to proceed to Public Notification.  
Carried
5. **7919-0050-00**  
**848 - 160 Street**  
Agent: K. Sanghera  
Owner: K. Sanghera  
**Development Variance Permit**  
*to reduce the minimum required separation distance between the principal building and detached garage.*

RES.R19-623

It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That Council approve Development Variance  
Permit No. 7919-0050-00, to reduce the minimum separation distance between the principal building and the detached garage of the RF-10 Zone from 6.5 metres (21 ft.) to 5.7 metres (19 ft.), to proceed to Public Notification.

Carried

6. **7919-0051-00**  
**840 - 160 Street**  
Agent: K. Mahal  
Owners: J. Khakha, K. Mahal  
**Development Variance Permit**  
*to reduce the minimum required separation distance between the principal building and detached garage.*

RES.R19-624

It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That Council approve Development Variance  
Permit No. 7919-0051-00, to reduce the minimum separation distance between the principal building and the detached garage of the RF-10 Zone from 6.5 metres (21 ft.) to 5.7 metres (19 ft.), to proceed to Public Notification.

Carried

7. **7919-0052-00**  
**828 - 160 Street**  
Agent: J. Chhoker  
Owner: J. Chhoker  
**Development Variance Permit**  
*to reduce the minimum required separation distance between the principal building and detached garage.*

RES.R19-625

It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That Council approve Development Variance  
Permit No. 7919-0052-00, to reduce the minimum separation distance between the principal building and the detached garage of the RF-10 Zone from 6.5 metres (21 ft.) to 5.7 metres (19 ft.), to proceed to Public Notification.

Carried

8. **7919-0053-00**  
**816 - 160 Street**  
Agent: V. Dhanoa  
Owner: V. Dhanoa  
**Development Variance Permit**  
*to reduce the minimum required separation distance between the principal building and detached garage.*

It was Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That Council approve Development Variance  
 Permit No. 7919-0053-00, to reduce the minimum separation distance between the  
 principal building and the detached garage of the RF-10 Zone from 6.5 metres  
 (21 ft.) to 5.7 metres (19 ft.), to proceed to Public Notification.  
 RES.R19-626 Carried

9. **7919-0054-00**  
**822 - 160 Street**  
 Agent: H. Sunner, Unique Dream Builders Ltd.  
 Owner: Unique Dream Builders Ltd.  
**Development Variance Permit**  
*to reduce the minimum required separation distance between the principal building  
 and detached garage.*

It was Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That Council approve Development Variance  
 Permit No. 7919-0054-00, to reduce the minimum separation distance between the  
 principal building and the detached garage of the RF-10 Zone from 6.5 metres  
 (21 ft.) to 5.7 metres (19 ft.), to proceed to Public Notification.  
 RES.R19-627 Carried

10. **7919-0055-00**  
**836 - 160 Street**  
 Agent: A. Bassi  
 Owners: A. Bassi, H. Bassi  
**Development Variance Permit**  
*to reduce the minimum required separation distance between the principal building  
 and detached garage.*

It was Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That Council approve Development Variance  
 Permit No. 7919-0055-00, to reduce the minimum separation distance between the  
 principal building and the detached garage of the RF-10 Zone from 6.5 metres  
 (21 ft.) to 5.7 metres (19 ft.), to proceed to Public Notification.  
 RES.R19-628 Carried

11. **7916-0154-00**  
**16421 - 20 Avenue**  
 Agent: Clarence Arychuk, WSP Canada Inc.  
 Owner: 20 Development Inc.  
**NCP Amendment for changes to the local road network and the extent of  
 the lot consolidation area**  
**Rezoning from RA to RF-10 and RF-13**  
**Development Permit for Sensitive Ecosystems / Development Variance Permit**  
*to allow subdivision into 15 single family lots.*

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

1. A Bylaw be introduced to rezone Block A as shown on the survey plan attached as Appendix II from "One-Acre Residential Zone" (RA) to "Single Family Residential (13) Zone" (RF-13) and to rezone Block B as shown on the survey plan attached as Appendix II from "One-Acre Residential Zone" (RA) to "Single Family Residential (10) Zone" (RF-10), and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7916-0154-00 for Sensitive Ecosystems generally in accordance with the attached subdivision layout (Appendix II) and the reports prepared by Envirowest Consultants Inc. and Phoenix Environmental Services Ltd.
3. Council approve Development Variance Permit No. 7916-0154-00 varying the following, to proceed to Public Notification:
  - (a) to vary the RF-10 Zone to increase the minimum required front yard setback from 4.0 metres (13 feet) to 6.5 metres (21 feet) for proposed Lots 12-15; and
  - (b) to vary the RF-10 Zone to reduce the minimum separation distance between the principal building and the detached garage from 6.5 metres (21 feet) to 5.0 metres (16 feet) for proposed Lots 12-15.
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) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department; and
  - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.



5. Council pass a resolution to amend the Sunnyside Heights Neighborhood Concept Plan (NCP) to amend the local road network and lot consolidation area as shown in Appendix VI when the project is considered for final adoption.

RES.R19-629

Carried

With Councillor Pettigrew opposed.

It was

Moved by Councillor Guerra

Seconded by Councillor Patton

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

Amendment Bylaw, 2019, No. 19822" pass its first reading.

RES.R19-630

Carried

With Councillor Pettigrew opposed.

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, 2019, No. 19822" pass its second reading.

RES.R19-631

Carried

With Councillor Pettigrew opposed.

It was then

Moved by Councillor Guerra

Seconded by Councillor Patton

That the Public Hearing on "Surrey Zoning

Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19822" be held at the City Hall on April 29, 2019, at 7:00 p.m.

RES.R19-632

Carried

With Councillor Pettigrew opposed.

**SURREY CITY CENTRE/WHALLEY**12. **7918-0368-00****8741 - 140A Street**

Agent: K. Singh

Owners: S. Batth, R. Batth

**Development Variance Permit***to reduce the front and rear yard setbacks to allow the construction of a single family dwelling on a lot encumbered by statutory right-of-ways.*

It was

Moved by Councillor Guerra

Seconded by Councillor Patton

That Council approve Development Variance

Permit No. 7918-0368-00, varying the following, to proceed to Public Notification:

- (a) to reduce the minimum front (east) yard setback of the RF Zone, from 7.5 metres (25 ft.) to 3.4 metres (11 ft.) to the principal building face; and

- (b) to reduce the minimum rear (west) yard setback of the RF Zone, from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) to the principal building face.

RES.R19-633

CarriedCOMMERCIAL/INDUSTRIAL/AGRICULTURALCLOVERDALE/CLAYTON

13. 7918-0424-00

17610 - 65A Avenue

Agent: David Atkinson, Five Star Permits

Owner: 666102 B.C. Ltd.

Director Information: Nicolina LoroOfficer Information as at March 19, 2018: Nicolina Loro (President)

467215 B.C. Ltd.

Director Information: Giuseppe Calandra, Dario D. Calandra, Elvira CalandraOfficer Information as at February 24, 2018:

Elvira Calandra (Secretary), Giuseppe Calandra (President),

Dario Calandra (Vice President)

**Development Permit***to allow fascia signs and a free-standing sign for an existing two-storey, multi-tenant business park building.*

It was

Moved by Councillor Guerra

Seconded by Councillor Patton

That:

1. Council approve the applicants request to vary the Sign By-law as described in Appendix II.
2. Council approve Development Permit Application No.7918-0424-00 for a comprehensive sign package and authorize the Mayor and Clerk to execute the Permit.

RES.R19-634

CarriedNEWTON

14. 7918-0438-00

15315 - 66 Avenue

Agent: Marco Ciriello, Lo Studio Architecture

Owner: 1152414 B.C. Ltd.

Director Information: Nachhattar S. Kooner, Anjali SharmaNo Officer Information Filed**Rezoning from CD (By-law No. 17404) to CD****Development Permit / Development Variance Permit**

to permit the development of an 8,231 square metre (88,595 sq. ft.) multi-tenant industrial/business park building.

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

1. A Bylaw be introduced to rezone the subject site from "Comprehensive Development Zone (CD By-law No. 17404)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7918-0438-00 generally in accordance with the attached drawings (Appendix II).
3. Council approve Development Variance Permit No. 7918-0438-00, varying the following, to proceed to Public Notification:
  - (a) to vary the minimum on-site parking required under a shared parking agreement for each individual use from seventy-five percent (75%) to seventy-three percent (73%) for businesses with different peak hours of operation.
4. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (c) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (d) resolution of all urban design issues to the satisfaction of the Planning and Development Department; and
  - (e) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager, Parks, Recreation and Culture.

RES.R19-635

Carried

It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2019, No. 19823" pass its first reading.

RES.R19-636

Carried

The said Bylaw was then read for the second time.

RES.R19-637 It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2019, No. 19823" pass its second reading.  
Carried

RES.R19-638 It was then Moved by Councillor Guerra  
Seconded by Councillor Patton  
That the Public Hearing on "Surrey Zoning  
Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19823" be held at the City  
Hall on April 29, 2019, at 7:00 p.m.  
Carried

15. **7918-0252-00**  
**6157 – 144 Street**  
Agent: M. Berar  
Owners: P. Morioka, S. Baldwin  
**NCP Amendment to redesignate the subject site from "Detention Ponds"  
and "Townhouses (15 upa max)" to "Townhouses (25 upa max)"  
Rezoning from RA to RM-30  
Development Permit / Development Variance Permit  
to permit the development of 19 townhouse units.**

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 "Multiple Residential 30 Zone (RM-30)" and a date be set for Public Hearing.
2. Council approve the applicant's request to eliminate the required indoor amenity space.
3. Council authorize staff to draft Development Permit No. 7918-0252-00 generally in accordance with the attached drawings (Appendix II).
4. Council approve Development Variance Permit No. 7918-0252-00 varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum front yard (east) setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.5 metres (15 ft.);
  - (b) to reduce the minimum side yard flanking street (south) setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.5 metres (15 ft.);
  - (c) to reduce the minimum rear yard (west) setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.); and

- (d) to reduce the minimum side yard (north) setback of the RM-30 Zone from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) for Buildings 3 and 4 and to 3.6 metres (12 ft.) for Building 2.
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 road dedication plan to the satisfaction of the Approving Officer;
  - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (d) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (e) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
  - (f) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;
  - (g) 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 144 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;
  - (j) registration of a Section 219 Restrictive Covenant to 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; and
  - (k) the applicant adequately address the impact of no indoor amenity space.

6. Council pass a resolution to amend the South Newton Neighborhood Concept Plan (NCP) to redesignate the land from "Detention Ponds" and "Townhouses (15 upa max)" to "Townhouses (25 upa max)", as illustrated in Appendix VI, when the project is considered for final adoption.

RES.R19-639

Carried

With Councillor Pettigrew opposed.

It was requested that staff review City Policy regarding the Relaxation of the Provision of Indoor and Outdoor Amenity Space in Multiple Residential Developments.

It was

Moved by Councillor Guerra

Seconded by Councillor Patton

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

Amendment Bylaw, 2019, No. 19824" pass its first reading.

RES.R19-640

Carried

With Councillor Pettigrew opposed.

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, 2019, No. 19824" pass its second reading.

RES.R19-641

Carried

With Councillor Pettigrew opposed.

It was then

Moved by Councillor Guerra

Seconded by Councillor Patton

That the Public Hearing on "Surrey Zoning

Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19824" be held at the City Hall on April 29, 2019, at 7:00 p.m.

RES.R19-642

Carried

With Councillor Pettigrew opposed.

### SURREY CITY CENTRE/WHALLEY

#### 16. 7919-0018-00

**10915 - 125 Street**

Agent: Aman Dhillon, Capital Steel Ltd.

Owner: 0917723 B.C. Ltd.

Director Information: Jagminder Paul K. Dhesi

Officer Information as at August 11, 2018: Jagminder Paul K. Dhesi  
(President)

#### **Temporary Use Permit**

*to permit the outdoor storage of rebar materials and machinery for a period not to exceed three (3) years.*

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

1. Council approve Temporary Use Permit No. 7919-0018-00 to proceed to Public Notification.
2. Council instruct staff to resolve the following issues prior to approval:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) Registration of a reciprocal access easement on title of the subject lot and neighbouring lots to the north to secure access from 110 Avenue to the subject property; and
  - (c) Registration of a combined statutory right-of-way/restrictive covenant for the class "B" ditch along the 125 Street frontage to protect the 7.0 metre (23 ft.) streamside setback.

RES.R19-643

Carried

17. **7919-0084-00**  
**10767 King George Boulevard (10761 King George Boulevard)**  
Agent: Cliff Raps, Taurus Commercial Real Estate Services Ltd.  
Owner: Canada Future Investment Co. Ltd.  
**New Liquor Primary License**  
*to allow for the temporary relocation of the Whalley Legion to this site.*

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

1. A Public Information Meeting in the form of a Public Hearing be scheduled to solicit opinions from area residents regarding the proposed liquor primary license, with the following limitations:
  - (a) A proposed maximum occupant load of 149 persons; and
  - (b) The proposed hours of operation for the liquor primary establishment are as follows:
    - 11:00 a.m. to no later than 1:00 a.m. Sunday through Thursday; and
    - 11:00 a.m. to no later than 2:00 a.m. Friday and Saturday.
2. Council instruct staff to resolve the following issue prior to final approval:
  - (a) The applicant enter into a Good Neighbour Agreement with the City.

RES.R19-644

Carried

18. **7918-0283-00**  
**10377 – 120 Street and 11959 – 103A Avenue**  
 Agent: Sunny Sandher, Wesgroup Properties Ltd.  
 Owner: Pacific Link Industrial Park Ltd.  
**Amend CD Bylaw No. 18009**  
*to permit automotive services uses as well as a private liquor store on the subject property.*

Mayor McCallum called for a division of the motion.

RES.R19-645 It was Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That liquor store services use not be  
 permitted as part of Application No. 7918-0283-00.  
Carried  
 With Councillors Hundial, Locke and  
 Pettigrew opposed.

RES.R19-646 It was Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That automotive services use be permitted as  
 part of Application No. 7918-0283-00.  
Carried  
 With Councillor Hundial opposed.

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

1. A Bylaw be introduced to amend Comprehensive Development Bylaw No. 18009 which includes automotive service uses but not liquor store, and a date for Public Hearing be set.
2. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering; and
  - (b) approval from the Ministry of Transportation & Infrastructure.

RES.R19-647 Carried



It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2013, No. 18009, Amendment Bylaw, 2019, No. 19825" pass its  
first reading.

RES.R19-648 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, 2013, No. 18009, Amendment Bylaw, 2019, No. 19825" pass its  
second reading.

RES.R19-649 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, 2013, No. 18009, Amendment Bylaw,  
2019, No. 19825" be held at the City Hall on April 29, 2019, at 7:00 p.m.

RES.R19-650 Carried

## RESIDENTIAL/INSTITUTIONAL

### SOUTH SURREY

19. **7918-0312-00**  
**12505 - 22 Avenue**  
Agent: M. Lord  
Owners: T. Baird, J. Baird  
**Amend CD By-law No. 13430**  
*to allow an addition to the existing dwelling.*

The Planning & Development Department were recommending that a Bylaw be introduced to amend Comprehensive Development Zone By-law No. 13430, and a date be set for Public Hearing.

It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 1998, No. 13403, Amendment Bylaw, 2019, No. 19826" pass its  
first reading.

RES.R19-651 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, 1998, No. 13403, Amendment Bylaw, 2019, No. 19826" pass its  
second reading.
- RES.R19-652 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, 1998, No. 13403, Amendment Bylaw,  
2019, No. 19826" be held at the City Hall on April 29, 2019, at 7:00 p.m.
- RES.R19-653 Carried

### SURREY CITY CENTRE/WHALLEY

20. **7918-0276-00**  
**9656 and 9644 King George Boulevard**  
Agent: Malcolm Elliot, Stantec  
Owner: Rize Atelier (KGB) Properties Ltd.  
**OCP Amendment of Figure 16: Central Business District Densities from**  
**"3.5 FAR" to "5.5 FAR"**  
**City Centre Plan Amendment from "Mixed Use 3.5 FAR" to "Mixed Use 5.5 FAR"**  
**Rezoning from CHI to CD**  
**Development Permit / Heritage Revitalization Agreement**  
*to permit the development of a high-rise residential tower and low-rise commercial*  
*building, including the preservation of the North Surrey Medical Building.*

- It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That:
1. A Bylaw be introduced to amend OCP Figure 16: Central Business District Densities for the subject site from "3.5 FAR" to "5.5 FAR" and a date be set for Public Hearing.
  2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.
  3. A Bylaw be introduced to rezone the subject site from "Highway Commercial Industrial Zone (CHI)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.

4. A Bylaw be introduced to allow the property owner and the City of Surrey to enter into a Heritage Revitalization Agreement to allow for the restoration and maintenance of the North Surrey Medical Building at 9656 King George Boulevard.
5. Council authorize staff to draft Development Permit No. 7918-0276-00 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 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 provide an additional density bonus amenity contribution (in addition to the heritage revitalization of the North Surrey Medical Building) to Parks, Recreation and Culture in support of the requested increased density, to the satisfaction of the General Manager, Planning and Development Department and the General Manager, Parks, Recreation and Culture Department;
  - (g) demolition of existing buildings and structures, excluding the North Surrey Medical Building, 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 Section 219 Restrictive Covenant to 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; and
  - (j) registration of a right-of-way for public rights-of-passage for the area between the building face and the street edges along 136A Street.

7. Council pass a resolution to amend the City Centre Plan to redesignate the subject site from "Mixed Use 3.5 FAR" to "Mixed Use 5.5 FAR" and to relocate a lane, as shown in Appendix VIII, when the project is considered for final adoption.

RES.R19-654 Carried

It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "Surrey Official Community Plan Bylaw,  
2013, No. 18020, Amendment Bylaw, 2019, No. 19827" pass its first reading.

RES.R19-655 Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "Surrey Official Community Plan Bylaw,  
2013, No. 18020, Amendment Bylaw, 2019, No. 19827" pass its second reading.

RES.R19-656 Carried

It was then Moved by Councillor Guerra  
Seconded by Councillor Patton  
That the Public Hearing on "Surrey Official  
Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2019, No. 19827" be  
held at the City Hall on April 29, 2019, at 7:00 p.m.

RES.R19-657 Carried

It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2019, No. 19828" pass its first reading.

RES.R19-658 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, 2019, No. 19828" pass its second reading.

RES.R19-659 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, 2019, No. 19828" be held at the City  
Hall on April 29, 2019, at 7:00 p.m.

RES.R19-660 Carried

RES.R19-661 It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "Surrey Heritage Revitalization  
Agreement Bylaw, 2019, No. 19829" pass its first reading.  
Carried

The said Bylaw was then read for the second time.

RES.R19-662 It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "Surrey Heritage Revitalization  
Agreement Bylaw, 2019, No. 19829" pass its second reading.  
Carried

RES.R19-663 It was then Moved by Councillor Guerra  
Seconded by Councillor Patton  
That the Public Hearing on "Surrey Heritage  
Revitalization Agreement Bylaw, 2019, No. 19829" be held at the City Hall on April  
29, 2019, at 7:00 p.m.  
Carried

## C. ADDITIONAL PLANNING COMMENTS

### RESIDENTIAL/INSTITUTIONAL

#### FLEETWOOD/GUILDFORD

1. **7916-0206-00**  
**10131 - 176 Street**  
Agent: John Curran, John Curran Neville Graham & Assoc.  
Owner: K. Matharu  
**Rezoning from RA to CD (based on RH-G)**  
*to allow subdivision into 3 small suburban single family lots.*

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

1. This report be received as information; and
2. Council instruct staff to secure from the applicant a reduced cash-in-lieu of open space associated with the proposed gross density type lots of 5% (previously 15%) prior to final adoption of Rezoning Bylaw No. 18891.

RES.R19-664 Carried

## D. ITEMS REFERRED BACK

COMMERCIAL/INDUSTRIAL/AGRICULTURALNEWTON

## 1. 7918-0296-00

7380 King George Boulevard

Agent: Shaun Creaney, Priority Permits Ltd.

Owner: 372363 British Columbia Ltd.

Director Information: Christopher Andison, Arnold SilberOfficer Information as at September 11, 2018:

Arnold Silber (President, Secretary)

**Development Permit***for a Comprehensive Sign Design Package to permit an additional free-standing sign.*

It was

Moved by Councillor Guerra

Seconded by Councillor Patton

That Council approve Development Permit

Application No. 7918-0296-00 for a comprehensive sign package and authorize the Mayor and Clerk to execute the Permit.

RES.R19-665

Carried

## 2. 7918-0346-00

9801 King George Boulevard

Agent: Hedayat Nasoody, Realstar Management

Owner: 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.*

It was

Moved by Councillor Guerra

Seconded by Councillor Patton

That:

1. Council approve Development Variance Permit No. 7918-0346-00, varying the following, to proceed to Public Notification:

(a) to replace the Drawings Numbered 77-RZ-91(A), (B), (C), (D), (E), (F), (G), (H), and (I) attached to and forming part of Land Use Contract No. 420 and replacing them with the drawings attached and numbered 7918-0346-00 (1) through to and including 7918-0346-00 (52); and

(b) to reduce the required number of parking stalls as outlined under Land Use Contract No. 420 from 423 to 367.

2. Council instruct staff to resolve the following issues prior to final issuance of the Development Variance Permit:
  - (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) an amendment to the existing Development Agreement in order to replace the existing drawings with the proposed drawings;
  - (c) submission of an acoustical summary and registration of a Section 219 Restrictive Covenant to ensure the implementation of noise mitigation measures; and
  - (d) registration of a Section 219 Restrictive Covenant to require a letter of credit to secure for the exterior renovations to the high-rise building, as a subject condition of final occupancy of the low-rise commercial building.

RES.R19-666

Carried**E. CORPORATE REPORTS**

The Corporate Reports under date of April 29, 2019 were considered and dealt with as follows:

**Item No. L001**      1160 King George Boulevard (Pacific Inn) Rezoning  
File: 1160-13601

Note: See Bylaw Nos. 19830 and 19831 under Section H

The General Manager, Planning & Development and General Manager, Corporate Services submitted a report to rezone the subject property, 1160 King George Boulevard, in order to bring the existing building on the site into zoning compliance.

It was

Moved by Councillor Guerra  
Seconded by Councillor Patton  
That Council:

1. Receive Corporate Report L001 for information;
2. Authorize the City Clerk to introduce a By-law to rezone the subject property from "Comprehensive Development Zone (CD By-law No. 9577)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing; and
3. Authorize the City Clerk to introduce a By-law to amend "Comprehensive Development Zone (CD By-law No. 9577)" and a date be set for Public Hearing.

RES.R19-667

Carried

F. CORRESPONDENCE

G. NOTICE OF MOTIONS

H. BYLAWS AND PERMITS

BYLAWS WITH PERMITS

1. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18857"  
7916-0159-00 – 0907878 B.C. Ltd. (Director Information: Balbir Chatha,  
Kuldish Chatha)  
c/o T3 Engineering Ltd. (Sadiq Safar)  
RF to RF-10 - 15490 – 26 Avenue - to subdivide into 4 single family small lots.

Council direction received September 12, 2016

RES.R19-668

It was	Moved by Councillor Guerra Seconded by Councillor Patton That Council amend the King George Highway Corridor Land Use/Development Concept Plan to re-designate the land from "Townhouse (15 upa)" to "Urban Residential".
	<u>Carried Carried</u> With Councillor Pettigrew opposed.

RES.R19-669

It was	Moved by Councillor Guerra Seconded by Councillor Patton That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18857" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.
	<u>Carried</u> With Councillor Pettigrew opposed.

**Development Variance Permit No. 7916-0159-00**

15490 – 26 Avenue

To reduce the minimum side yard setback and the minimum lot width for the  
proposed corner lot, allowing the building envelope to be consistent with the  
homes on the other 3 proposed lots.

RES.R19-670

It was	Moved by Councillor Guerra Seconded by Councillor Patton That the Mayor and Clerk be authorized to execute Development Permit No. 7916-0159-00.
	<u>Carried</u> With Councillor Pettigrew opposed.



**Development Variance Permit No. 7916-0159-01**

15490 – 26 Avenue

To reduce the minimum lot area for proposed Lot 4 in order to permit subdivision into 4 single family small lots.

Supported by Council May 8, 2017

It was

Moved by Councillor Guerra

Seconded by Councillor Patton

That Development Variance Permit No.

7916-0159-01 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.R19-671

Carried

With Councillor Pettigrew opposed.

2. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19586"  
7917-0402-00 – Green Tree Estates Ltd.  
c/o DS (Fraser) Developments Ltd. (Matt Reid)  
RM-M to RM-30 and RF – Portion of 15820 Fraser Highway - to develop approximately 137 townhouse units and a public park area.

Council direction received April 23, 2018

It was

Moved by Councillor Guerra

Seconded by Councillor Patton

That Council amend the Fleetwood Town

Centre Plan to redesignate proposed Lot 1 from "Manufactured Homes" to "Medium Density Townhouses" and proposed Lot 3 from "Manufactured Homes" to "Parks and Linear Corridors" and to incorporate the extension of 85 Avenue and 158 Street.

RES.R19-672

Carried

With Councillor Pettigrew opposed.

It was

Moved by Councillor Guerra

Seconded by Councillor Patton

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

Amendment Bylaw, 2018, No. 19586" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R19-673

Carried

With Councillor Pettigrew opposed.

**Development Variance Permit No. 7917-0402-00**

Portion of 15820 Fraser Highway

To reduce the front (north) and side (west) yard setbacks for the townhouse site in order to create a more urban, pedestrian interface with the park and street.

Supported by Council May 7, 2018

It was Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That Development Variance Permit No. 7917-0402-00 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.R19-674

Carried

With Councillor Pettigrew opposed.

**Development Variance Permit No. 7917-0402-01**

15820 Fraser Highway

To reduce the minimum lot size for proposed Lot 2 (remnant lot) in order to facilitate a townhouse development on the southern portion of the site (proposed Lot 1). Proposed Lot 2 will be created through subdivision and will be a remnant, vacant lot with future redevelopment potential.

Supported by Council June 11, 2018

It was Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That Development Variance Permit No. 7917-0402-01 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.R19-675

Carried

With Councillor Pettigrew opposed.

**Development Permit No. 7917-0402-00**

15820 Fraser Highway

To permit the development of 137 townhouse units on the southern portion of the subject property.

Authorized to draft: April 23, 2018

It was Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That the Mayor and Clerk be authorized to execute Development Permit No. 7917-0402-00.

RES.R19-676

Carried

With Councillor Pettigrew opposed.

3. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2018, No. 19645"  
 7918-0070-00 – DS Kings Landing Ltd.  
 c/o DS KGB Developments Ltd. (Phil Magistrate)  
 To redesignate the site 8190 King George Boulevard from Urban to Multiple Residential and Conservation and Recreation.

Council direction received July 9, 2018

RES.R19-677 It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2018, No. 19645" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.  
Carried  
With Councillor Pettigrew opposed.

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19646" CTA to RM-30 and RA – Portion of 8190 King George Boulevard - to develop 186 townhouse units and 1 park lot.

Council direction received July 9, 2018

RES.R19-678 It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19646" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.  
Carried  
With Councillor Pettigrew opposed.

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19647" CTA to CD – Portion of 8190 King George Boulevard - to develop a 6-storey apartment building containing 110 units and 32 townhouse units.

Council direction received July 9, 2018

RES.R19-679 It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That Council rescind Third Reading of "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19647" granted by Resolution R18-1650 at the July 23, 2018 Regular Council - Public Hearing Meeting.  
Carried  
With Councillor Pettigrew opposed.

It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That Council amend Section L of "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19647", as follows:

1. Amend Section L.2 by deleting Block a and replacing it with Block 1; and
2. Amend Section L.8 by inserting "for Block 1 and the RM-30 Zone for Block 2".

RES.R19-680 Carried  
With Councillor Pettigrew opposed.

RES.R19-681 It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2018, No. 19647" pass its third reading, as amended.  
Carried  
With Councillor Pettigrew opposed.

RES.R19-682 It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2018, No. 19647" be finally adopted, signed by the Mayor and  
Clerk, and sealed with the Corporate Seal.  
Carried  
With Councillor Pettigrew opposed.

**Development Variance Permit No. 7918-0070-00**

8190 King George Boulevard

To reduce south, west and east setbacks for proposed Lot 2 in order to achieve an efficient site layout and a more urban, pedestrian streetscape.

Supported by Council July 23, 2018

RES.R19-683 It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That Development Variance Permit No.  
7918-0070-00 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.  
Carried  
With Councillor Pettigrew opposed.

**Development Permit No. 7918-0070-00**

8190 King George Boulevard

To permit the development of a six-storey 112-unit apartment building and  
218 townhouse units.

Authorized to draft: July 9, 2018

RES.R19-684 It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That the Mayor and Clerk be authorized to  
execute Development Permit No. 7918-0070-00.  
Carried  
With Councillor Pettigrew opposed.

## APPLICATIONS/BYLAWS/PERMITS TO BE CLOSED

4. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2012, No. 17661"  
7910-0193-00 – China Cereals & Oils Corporation  
c/o Gen Yada Architect (Gen Yada)  
C-35 and RF to CD - 13932 and Portion of 13954 - 104 Avenue - to permit the  
development of a one-storey with mezzanine commercial development.

Council direction received May 7, 2012

- \* Planning and Development advise that the applicant has requested the file be  
closed, in order to consider other opportunities for the subject site.

It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That application No. 7910-0193-00 be closed  
and "Surrey Zoning Bylaw, 1993, No. 12000, Amendment By-law, 2012, No. 17661" be  
filed.

RES.R19-685

Carried

5. **Temporary Use Permit No. 7916-0295-00**  
South Surrey (Grandview West) Nominee Ltd.  
2715 and 2743 – 156 Street (2745 – 156 Street)  
To allow for the continued outdoor storage of recreational vehicles.

Supported by Council October 3, 2016

- \* Planning and Development advise that the conditions of approval that were  
associated with this application were not completed and the 24 month term  
originally anticipated has now expired.

It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That Temporary Use Permit Application No.  
7916-0295-00 be closed.

RES.R19-686

Carried

## INTRODUCTIONS

6. "Surrey Zoning Bylaw, 1979, No. 5942, Amendment Bylaw 1988, No 9577,  
Amendment Bylaw, 2019, No. 19830"  
Fountana Hotel Investment Corp  
1160 King George Boulevard  
To amend CD By-law No. 9577 in order to remove references to the subject  
property.

Earlier in the meeting, Council approved the recommendations of Corporate  
Report Item No. L001. Bylaw No. 19830 is therefore in order for consideration.

It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "Surrey Zoning Bylaw, 1979, No. 5942,  
Amendment Bylaw 1988, No 9577, Amendment Bylaw, 2019, No. 19830" pass its  
first reading.

RES.R19-687 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, 1979, No. 5942,  
Amendment Bylaw 1988, No 9577, Amendment Bylaw, 2019, No. 19830" pass its  
second reading.

RES.R19-688 Carried

It was then Moved by Councillor Guerra  
Seconded by Councillor Patton  
That the Public Hearing on "Surrey Zoning  
Bylaw, 1979, No. 5942, Amendment Bylaw 1988, No 9577, Amendment Bylaw, 2019,  
No. 19830" be held at the City Hall on April 29, 2019, at 7:00 p.m.

RES.R19-689 Carried

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19831"  
CD (By-law No. 9577) to CD – to bring the existing building into zoning  
compliance by increasing the density from 0.5 FAR to 0.65 FAR.

Earlier in the meeting, Council approved the recommendations of Corporate  
Report Item No. L001. Bylaw No. 19831 is therefore in order for consideration.

It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2019, No. 19831" pass its first reading.

RES.R19-690 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, 2019, No. 19831" pass its second reading.

RES.R19-691 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, 2019, No. 19831" be held at the City Hall  
on April 29, 2019, at 7:00 p.m.

RES.R19-692

Carried

**I. CLERKS REPORT**

**J. OTHER BUSINESS**

**K. ADJOURNMENT**

It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That the April 29, 2019 Regular Council –  
Land Use meeting be adjourned.

RES.R19-693

Carried

The Regular Council - Land Use meeting adjourned at 5:18 p.m.

Certified correct:

  
\_\_\_\_\_  
Jennifer Ficocelli, City Clerk

  
\_\_\_\_\_  
Mayor Doug McCallum