

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
Acting 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 THE AGENDA

It was

Moved by Councillor Guerra
Seconded by Councillor Patton
That the agenda of the September 16, 2019,
Regular Council Land Use meeting be amended by removing Item B.7 and that the agenda
be adopted as amended.

RES.R19-1486

Carried

B. LAND USE APPLICATIONS**COMMERCIAL/INDUSTRIAL/AGRICULTURAL****CLOVERDALE/CLAYTON****1. 7918-0403-00**

17565 – No. 10 (56 Avenue) Highway

17555 – No. 10 (56 Avenue) Highway

Agent: Mark Lesack, Ankenman Associates Architects Inc.

Owner: 0952126 BC Ltd.

Director Information: Feisal S Panjwani, Shelmin Panjwani

Officer Information as at October 5, 2018: Feisal S Panjwani
(President)

Shelmin Panjwani (Secretary)

TCP Amendment from Highway Commercial to Town Centre Commercial

Rezoning from IL to C-15

Development Permit / Development Variance Permit

to permit the development of a two-storey commercial building.

It was

Moved by Councillor Guerra
Seconded by Councillor Patton
That:

1. A Bylaw be introduced to rezone the subject site from "Light Impact Industrial Zone" (IL) to "Town Centre Commercial Zone" (C-15)" and a date be set for Public Hearing.
2. Council approve the applicant's request to vary the Sign Bylaw as described in Appendix II.
3. Council authorize staff to draft Development Permit No. 7918-0403-00 including a comprehensive sign design package generally in accordance with the attached drawings (Appendix III).
4. Council approve Development Variance Permit No. 7918-0403-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum front yard setback of the C-15 Zone from 2.0 metres (7 ft.) to 1.1 metres (4 ft.) for a canopy; and
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 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; and
 - (f) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture.

6. Council pass a resolution to amend the Cloverdale Town Centre Plan (TCP) to redesignate the subject site from "Highway Commercial" to "Town Centre Commercial," as shown in Appendix VIII, when the project is considered for Final Adoption.
- RES.R19-1487 Carried
- It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2019, No. 19914" pass its first reading.
- RES.R19-1488 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. 19914" pass its second reading.
- RES.R19-1489 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. 19914" be held at the City
Hall on October 7, 2019, at 7:00 p.m.
- RES.R19-1490 Carried

NEWTON

2. **7919-0229-00**
7500 - 120 Street
Agent: D. Khurana
Owner: Highwood Enterprises Ltd.
Development Variance Permit
to reduce the minimum 400 metre (1,300 ft.) separation distance between a small-scale drug store and an existing drug store.
- It was Moved by Councillor Guerra
Seconded by Councillor Patton
That:
1. Council approve Development Variance Permit No. 7919-0229-00 , to reduce the minimum separation distance between drug stores, small-scale drug stores or methadone dispensaries from 400 metres (1,300 ft.) to 0 metres (0 ft.) to permit a small-scale drug store at 7500 - 120 Street, to proceed to Public Notification.

2. Council instruct staff to resolve the following issues prior to Development Variance Permit issuance:
 - (a) that a Section 219 Covenant be registered on title requiring that any small-scale drug store must operate in conjunction with a medical clinic / office, have the same hours of operation as the medical clinic / office, and be limited in size to a maximum of 26 square metres (284 sq.ft.)

RES.R19-1491

Carried
With Councillors Locke and Pettigrew
opposed.

3. **7917-0490-00**
6999 - 124 Street
Agent: J. S. Malik
Owner: Satnam Education Society of British Columbia
Amend CD Bylaw No. 12369
Development Permit / Development Variance Permit
to permit the development of a new childcare facility for up to 57 children to replace the existing childcare facility that currently allows up to 50 children.

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

1. A Bylaw be introduced to amend "Comprehensive Development By-law No. 12369" and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7917-0490-00 generally in accordance with the attached drawings (Appendix III).
3. Council approve Development Variance Permit No. 7917-0490-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum streamside setback, as measured from top-of-bank, for a "Class A Stream" from 30 metres (98 ft.) to 5 metres (16 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 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;
- (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (f) execution of a P-15 agreement for the monitoring and maintenance of replanting in the conveyed riparian area to the satisfaction of the General Manager, Parks, Recreation and Culture; and
- (g) completion of a Sensitive Ecosystem Development Permit to the satisfaction of the General Manager, Planning & Development Department.

RES.R19-1492

Carried

It was

Moved by Councillor Guerra

Seconded by Councillor Patton

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

Amendment Bylaw, 1994, No. 12369, Amendment Bylaw, 2019, No. 19915" pass its first reading.

RES.R19-1493

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, 1994, No. 12369, Amendment Bylaw, 2019, No. 19915" pass its second reading.

RES.R19-1494

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, 1994, No. 12369, Amendment Bylaw, 2019, No. 19915" be held at the City Hall on October 7, 2019, at 7:00 p.m.

RES.R19-1495

Carried

4. **7919-0213-00**
15272 - 66 Avenue
Agent: Mike Helle, Coastland Engineering and Surveying Ltd.
Owner: 612508 BC Ltd.
Director Information: Jasbir K. Nijjar
Officer Information as at August 17, 2018: Jasbir Nijjar (President, Secretary)

Rezoning from RA to CD

Development Permit

to permit the development of a standalone surface parking lot for the use of the occupants at 6638 - 152A Street.

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 "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7919-0213-00 generally in accordance with the attached drawings (Appendix I).
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 finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (c) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (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 restrict the use of the parking lot for users of the property at 6638 - 152A Street; 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.R19-1496

Carried

It was

Moved by Councillor Guerra

Seconded by Councillor Patton

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

Amendment Bylaw, 2019, No. 19916" pass its first reading.

RES.R19-1497

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. 19916" pass its second reading.

RES.R19-1498

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. 19916" be held at the City Hall on October 7, 2019, at 7:00 p.m.

RES.R19-1499

CarriedSOUTH SURREY

5. 7919-0170-00

18822 - 24 Avenue

Agent: Grazell Canlong, Onni Group

Owner: 0962492 BC Ltd.

Director Information: Rossano De CotiisOfficer Information as at February 15, 2019:

Rossano De Cotiis (President, Secretary), Les Fovenyi (Other Office(s))

Sam Parrotta (CFO)

Development Permit*to permit a comprehensive sign design package for the Campbell Heights West Business Park*

It was

Moved by Councillor Guerra

Seconded by Councillor Patton

That Council approve Development Permit

Application No. 7919-0170-00, for a comprehensive sign design package.

RES.R19-1500

Carried

6. 7918-0300-00

18929 - 32 Avenue

Agent: David Lee, Prism Construction Ltd.

Owner: 18929 CH Lot 11 Ltd.

Development Permit

to permit the development of a 3,045 square metre (32,776 sq.ft.) industrial building.

It was

Moved by Councillor Guerra

Seconded by Councillor Patton

That:

1. Council authorize staff to draft Development Permit No. 7918-0300-00 generally in accordance with the attached drawings (Appendix II).

2. Council instruct staff to resolve the following issues prior to final adoption:

(a) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;

(b) resolution of all urban design issues to the satisfaction of the Planning and Development Department;

(c) registration of a Section 219 Restrictive Covenant prohibiting any business that requires a Metro Vancouver air quality permit from locating on the site; and

(d) registration of a Section 219 Restrictive Covenant to restrict the maximum amount of mezzanine space.

RES.R19-1501

Carried

SURREY CITY CENTRE/WHALLEY

7. 7919-0232-00

10377 - 120 Street

Agent: Sunny Sandher, Wesgroup Properties Ltd.

Owner: Pacific Link Industrial Park Ltd.

Rezoning from CD (Bylaw No. 18009) to CHI

to allow a broader range of land-uses on the subject site.

Item B.7 was removed from the agenda at the request of the applicant.

8. 7918-0382-00
 11462 - 124 Street
 Agent: R. S. Badh
 Owner: B & B Bros Trucking Ltd.
Temporary Use Permit
to allow for the outside storage of materials on the lot for a period of 3 years.

It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That Application 7918-0382-00 be denied.
Carried

RES.R19-1502

9. 7918-0428-00
 10045 - King George Boulevard
 Agent: Patrick Cotter, ZGF Architects Inc.
 Owner: CC Retail Holdings Ltd.
City Centre Plan Amendment to amend the road network on the subject site
Rezoning of a portion from C-8 to CD
Development Permit
to permit the development of a 25-storey office tower on the southeast corner of the Central City Mall site in City Centre.

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

1. A Bylaw be introduced to rezone the portion of the subject site shown as Block A on the Survey Plan attached in Appendix I from "Community Commercial Zone (C-8)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7918-0428-00 generally in accordance with the attached drawings (Appendix II).
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) 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) 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
- (h) final acceptance by TransLink of the building siting adjacent the SkyTrain guideway.

4. Council pass a resolution to amend the City Centre Plan to amend the road network on the subject site (Appendix VIII).

Before the question was put:

It was Moved by Councillor Nagra
 Seconded by Councillor Guerra
 That Application 7918-0428-00 be referred to staff to work with the applicant to include additional height and density to the development.

RES.R19-1503

Carried

10. 7918-0270-00

11456 - 124 Street

Agent: Oleg Verbenkov, Pacific Land Resources Group Inc.

Owners: W. Schober, L. Schober

Temporary Use Permit

to allow for the continuation of existing storage of scaffolding equipment for a period of 3 years.

It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That Application 7918-0270-00 be denied.

RES.R19-1504

Carried

With Councillor Locke opposed.

- 11. **7919-0143-00**
11125 - 124 Street
 Agents: Steve Vilio & Glen Vilio, Willow Industries
 Owner: 0912712 BC Ltd.
Director Information: Samuel Y Lu
Officer Information as at June 9, 2018:
Samuel Y Lu (President, Secretary)

Amend CD Bylaw No. 12144, as amended

to allow a family recreation/entertainment centre with a roller-skating rink, bowling lanes, a mini-golf course, and an arcade with 65 devices/machines within the existing building on the site.

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

1. A Bylaw be introduced to amend Comprehensive Development Zone Bylaw No. 12144 (as amended by Bylaw No. 14166) 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) approval from the Ministry of Transportation & Infrastructure; and
 - (c) Execution of a Good Neighbour Agreement with the City.

RES.R19-1505 Carried

It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 1993, No. 12144, Amendment Bylaw, 2019, No. 19919" pass its
 first reading.

RES.R19-1506 Carried

The said Bylaw was then read for the second time.

- RES.R19-1507
- | | |
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| It was | Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 1993, No. 12144, Amendment Bylaw, 2019, No. 19919" pass its second reading. |
| | <u>Carried</u> |
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| RES.R19-1508 | It was then | Moved by Councillor Guerra
Seconded by Councillor Patton
That the Public Hearing on "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 1993, No. 12144, Amendment Bylaw, 2019, No. 19919" be held at the City Hall on October 7, 2019, at 7:00 p.m. |
| | | <u>Carried</u> |

RESIDENTIAL/INSTITUTIONAL

CLOVERDALE/CLAYTON

12. 7918-0196-00

18345 - 64 Avenue

Agent: Rajeev Mangla, Mainland Engineering Design Corporation

Owners: J. Ghatodhe, L. Ghatodhe

Rezoning a portion from RF to RF-13

to allow subdivision into two single family lots.

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| It was | Moved by Councillor Guerra
Seconded by Councillor Patton
That: |
|--------|--|
1. A Bylaw be introduced to rezone a portion of the subject site shown as Block 2 on the attached Survey Plan (Appendix II) from "Single Family Residential Zone " (RF) 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 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) registration of a Section 219 Restrictive Covenant to require driveway access from the rear lane only for proposed Lots 1 and 2;
- (f) registration of a Section 219 Restrictive Covenant to increase the minimum front yard setbacks on proposed Lots 1 and 2 to not less than 6.0 m (20 ft);
- (g) registration of a Section 219 Restrictive Covenant to reduce the maximum allowable building height from 9.0 m (29.5 ft.) to 8.5 m (28 ft.), increase the garage size, and to specify a maximum roof slope of 5:12 on proposed Lots 1 and 2; and
- (h) 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.R19-1509

Carried

It was

Moved by Councillor Guerra

Seconded by Councillor Patton

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

Amendment Bylaw, 2019, No. 19920" pass its first reading.

RES.R19-1510

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. 19920" pass its second reading.

RES.R19-1511

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. 19920" be held at the City Hall on October 7, 2019, at 7:00 p.m.

RES.R19-1512

Carried

13. **7919-0189-00**
7541 - 184 Street
 Agent: Emmanuel Abuel, ThinkSpace Architecture Planning Interior Design
 Owner: School District No. 36 (Surrey)
Development Variance Permit
to reduce the rear (west) and side (south) yard setbacks to permit retention of two portable classrooms on the site of an existing elementary school (Clayton Elementary School).

It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That Council approve Development
 Variance Permit No. 7919-0189-00, varying the following, to proceed to Public
 Notification:

- (a) to reduce the rear (west) yard setback of the General Provisions of Zoning By-law No. 12000 for public school buildings from 15 metres (50 ft.) to 4.5 metres (15 ft.); and
- (b) to reduce the side (south) yard setback of the General Provisions of Zoning By-law No. 12000 for public school buildings from 6 metres (20 ft.) to 4.5 metres (15 ft.).

RES.R19-1513

Carried

FLEETWOOD/GUILDFORD

14. **7906-0494-01**
10990 - 156 Street
 Agent: Michael Helle, Coastland Engineering & Surveying Ltd.
 Owners: I. Rattan, C. Rattan
Development Variance Permit
to reduce the minimum front yard setback of an RF-zoned lot from 7.5 metres (25 feet) to 6.6 metres (21.6 feet) and the rear yard setback from 7.5 metres (25 feet) to 4.0 metres (13 feet) for the existing house to be retained on proposed Lot 5.

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

Council approve Development Variance Permit No. 7906-0494-01, varying the following, to proceed to Public Notification:

- (a) to reduce the minimum front yard setback of the RF Zone from 7.5 metres (25 ft.) to 6.6 metres (21.6 ft.) for the principal building; and
- (b) to reduce the minimum rear yard setback of the RF Zone from 7.5 metres (25 ft.) to 4.0 metres (13 ft.) for the garage on proposed Lot 5;

RES.R19-1514

Carried

15. **7918-0404-00**
8129 - 164 Street

Agent: Douglas Johnson, Douglas E Johnson Architect Ltd.

Owner: 1072127 BC Ltd.

Director Information: John Trainer, Sander van der Vorm
No Officer Information file as at April 14, 2019.

Rezoning from RA to RM-30

Development Permit / Development Variance Permit

to permit the development of 11 townhouse units in Fleetwood.

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. 7918-0404-00 generally in accordance with the attached drawings (Appendix II).
4. Council approve Development Variance Permit No. 7918-0404-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum north side yard setback of the RM-30 Zone for Building 1 from 7.5 metres (25 ft.) to:
 - (i) 5.0 metres (16.4 ft.) to the principal building face;
 - (ii) 4.5 metres (14.7 ft.) to the 2nd and 3rd storey projections;
 - (iii) 3.2 metres (10.4 ft.) to the balcony; and
 - (iv) 3.9 metres (12.8 ft.) to the roof overhangs.
 - (b) to reduce the minimum east front yard setback of the RM-30 Zone for Building 1 from 7.5 metres (25 ft.) to:
 - (i) 3.5 metres (11.5 ft.) to the principal building face;
 - (ii) 2.3 metres (7.5 ft.) to the front entry porch;
 - (iii) 3.0 metres (10 ft.) to the 2nd and 3rd storey projections and balcony; and
 - (iv) 2.7 metres (8.8 ft.) to the roof overhangs.
 - (c) to reduce the minimum south side yard setbacks of the RM-30 Zone for Building 1 from 7.5 metres (25 ft.) to:
 - (i) 7.2 metres (23.6 ft.) to the principal building face; and
 - (ii) 6.7 metres (22 ft.) for the 2nd and 3rd storey projections.

- (d) to reduce the minimum north side yard setback of the RM-30 Zone for Building 2 from 7.5 metres (25 ft.) to:
 - (i) 4.5 metres (14.7 ft.) to the principal building face;
 - (ii) 4.0 metres (13.1 ft.) to the 2nd and 3rd storey projections;
 - (iii) 2.7 metres (8.8 ft.) to the balcony; and
 - (iv) 3.4 metres (11.1 ft.) to the roof overhangs.
 - (e) to reduce the minimum south side yard setback of the RM-30 Zone for Building 2 from 7.5 metres (25 ft.) to:
 - (i) 7.0 metres (23 ft.) to the 2nd and 3rd floor projections; and
 - (ii) 6.4 metres (21 ft.) to the roof overhangs.
 - (f) to reduce the minimum north side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 2.7 metres (8.8 ft.) for the proposed detached electrical closet; and
 - (g) to vary Section J.1.(a) of the RM-30 Zone to allow the entirety of the required outdoor amenity area (33 square metres / 352 sq. ft.) to be located within the required rear (west) yard setback adjacent to 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 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) registration of a Section 219 Restrictive Covenant to adequately address the City’s needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture;
- (h) registration of a Section 219 Restrictive Covenant to 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;
- (i) registration of a reciprocal access easement, between the subject property and the adjacent lot (8115 – 164 Street), to provide for future access from 164 Street should the adjacent parcel redevelop to a ground-oriented, multiple residential form;
- (j) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
- (k) the applicant adequately address the impact of no indoor amenity space; and
- (l) the applicant adequately address the impact of a portion of the outdoor amenity space being located within the required rear (west) yard setback.

RES.R19-1515

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. 19921" pass its first reading.

RES.R19-1516

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. 19921" pass its second reading.

RES.R19-1517

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. 19921" be held at the City Hall
 on October 7, 2019, at 7:00 p.m.

RES.R19-1518 Carried
 With Councillor Pettigrew opposed.

16. 7918-0313-00

17494, 17502 & 17524 - 100 Avenue

Portion of 100 Avenue / Barnston Drive East

Agent: 1161555 BC Ltd.

Owners: 1161555 BC Ltd.

Director Information: Victor S Aujla, Gurinderpal S Dhaliwal,
 Amitpaul Ghuman

No Officer Information Filed as at April 24, 2019.

OCP Amendment from Suburban to Urban

LAP Amendment for a portion from Low Density Townhouse 12-15 UPA

Gross to Townhouse 15-20 UPA Gross.

Rezoning from RA to CD (based on RM-15)

Development Permit

to permit the development of 42 townhouse units

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

1. A Bylaw be introduced to amend the OCP by redesignating the subject site and portions of road allowance identified as Block A on the Survey Plan attached as Appendix I, from Suburban to Urban and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.
3. A Bylaw be introduced to rezone the subject site and portion of road allowance identified as Block A on the Survey Plan attached as Appendix I, from "One-Acre Residential Zone" (RA) to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
4. Council authorize staff to draft Development Permit No. 7918-0313-00 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 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 finalized 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) completion of the road closure and acquisition of a portion of 100 Avenue/ Barnston Drive East;
 - (i) submission of an acoustical report for the units adjacent to Highway 1 and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;
 - (j) registration of a Section 219 Covenant to ensure the installation and maintenance of the landscape buffer and noise attenuation fence adjacent Highway No. 1;
 - (k) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture;
 - (l) 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
 - (m) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department.
6. Council pass a resolution to amend the Abbey Ridge Local Area Plan to redesignate a portion of the subject site from "Low Density Townhouse

12-15 UPA Gross" to "Townhouse 15-20 UPA Gross" as shown in Appendix VII when the project is considered for Final Adoption.

RES.R19-1519

Carried

It was

Moved by Councillor Guerra

Seconded by Councillor Patton

That "Surrey Official Community Plan Bylaw,

2013, No. 18020, Amendment Bylaw, 2019, No. 19922" pass its first reading.

RES.R19-1520

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. 19922" pass its second reading.

RES.R19-1521

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. 19922" be held at the City Hall on October 7, 2019, at 7:00 p.m.

RES.R19-1522

Carried

It was

Moved by Councillor Guerra

Seconded by Councillor Patton

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

Amendment Bylaw, 2019, No. 19923" pass its first reading.

RES.R19-1523

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. 19923" pass its second reading.

RES.R19-1524

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. 19923" be held at the City Hall on October 7, 2019, at 7:00 p.m.

RES.R19-1525

Carried

17. **7919-0190-00**
10719 - 150 Street
 Agent: Emmanuel Abuel, ThinkSpace Architecture Planning Interior Design
 Owner: School District No. 36 (Surrey)
Development Variance Permit
to reduce the front (east) and side (south) yard setbacks to permit retention of two portable classrooms on the site of an existing elementary school (Holly Elementary School).

It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That Council approve Development Variance Permit No. 7919-0190-00, varying the following, to proceed to Public Notification:

- (a) to reduce the front (east) yard setback of the General Provisions of Zoning By-law No. 12000 for public school buildings from 15 metres (50 ft.) to 8.5 metres (28 ft.); and
- (b) to reduce the side (south) yard setback of the General Provisions of Zoning By-law No. 12000 for public school buildings from 6 metres (20 ft.) to 2.5 metres (8 ft.).

RES.R19-1526

Carried

18. **7919-0124-00**
10040 - 174A Street
 Agent: A-1 Ideal Homes Inc.
 Owners: Z. Khan, A. Bhangu
Development Variance Permit
to reduce the front yard setback for a lot fronting a cul-de-sac bulb and the rear yard setback to the Trans Mountain (Kinder Morgan) right-of-way to allow the construction of a single family dwelling on the lot.

It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That Council approve Development Variance Permit No. 7919-0124-00, varying the following to proceed to Public Notification:

- (a) to reduce the minimum front yard setback of the RF Zone for lots that front onto a cul-de-sac bulb, from 11.0 metres (36 ft.) to 7.5 metres (25 ft.); and

- (b) to vary Part 4 General Provisions of the Zoning By-law No. 12000 to reduce the minimum rear yard setback from the Trans Mountain (Kinder Morgan) right-of-way, from 7.5 metres (25 ft.) to 0.0 metres (0 ft.).

RES.R19-1527

Carried

19. 7919-0125-00

10024 - 174A Street

Agent: A-1 Ideal Homes Inc.

Owners: K. Bajwa, M. Bajwa, I. Bajwa, N. Bajwa

Development Variance Permit

to reduce the front yard setback in order to allow construction of a single family dwelling on a cul-de-sac lot with tree retention at the rear of the property.

It was

Moved by Councillor Guerra

Seconded by Councillor Patton

That Council approve Development Variance

Permit No. 7919-0125-00, varying the minimum front yard setback of the RF Zone for lots that front onto a cul-de-sac bulb, from 11 metres (36 ft.) to 7.2 metres (24 ft.) as measured from the front porch columns, to proceed to Public Notification.

RES.R19-1528

Carried

NEWTON

20. 7918-0303-00

5247 - Station Road

Agent: Matthew Harbut, R.F. Binnie & Associates

Owner: N. Harbut

Development Permit / Development Variance Permit

to allow subdivision into two single family half-acre lots, and to relax the minimum setback requirements of the RH Zone.

It was

Moved by Councillor Guerra

Seconded by Councillor Patton

That:

- 1. Council approve Development Variance Permit No. 7918-0303-00, varying the following, to proceed to Public Notification:

- (a) to reduce the minimum front yard (west) setback of the RH Zone from 7.5 metres (25 ft.) to 7.3 metres (24 ft.) for the retained dwelling on Lot A; and

- (b) to reduce the minimum rear yard (east) setback of the RH Zone from 7.5 metres (25 ft.) to 3.2 metres (10 ft.) for the retained dwelling on Lot A.

2. Council authorize staff to draft Development Permit No. 7918-0303-00 for Hazard Lands, generally in accordance with the Geotechnical Report prepared by Western Geotechnical Consultants Ltd. and dated June 20, 2019.
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; and
 - (b) registration of a Section 219 Restrictive Covenant to ensure future house construction is in accordance with the recommendations in the approved geotechnical report; and for a "no-build" at the geotechnical setback area.

RES.R19-1529

Carried

21. 7916-0488-00

13722 - 56 Avenue

Agent: Mike Helle, Coastland Engineering and Surveying Ltd.

Owners: T. Thind, N. Ghag, K. Dhillon

Development Permit / Development Variance Permit

to allow subdivision into five (5) single family lots.

It was

Moved by Councillor Guerra
 Seconded by Councillor Patton
 That:

1. Council authorize staff to draft Development Permit No. 7916-0488-00 for Hazard Lands (Steep Slopes), generally in accordance with the Geotechnical Study prepared by Western Geotechnical Consultants Ltd., dated July 22, 2019.
2. Council approve Development Variance Permit No. 7916-0488-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum lot width of the RH Zone from 30 metres (100 ft.) to 24 metres (79 ft.) for proposed Lots 3 and 4;
 - (b) to reduce the minimum side yard setback of the RH Zone from 4.5 metres (15 ft.) to 3.0 metres (10 ft.) for proposed Lot 3 (west side yard), Lot 4 (east and west side yard) and Lot 5 (east side yard); and
 - (c) to reduce the minimum side yard on a flanking street setback of the RH Zone from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) for proposed Lot 5 for the dwelling only.

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) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (d) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (e) registration of a Section 219 Restrictive Covenant for proposed Lots 1 to 5 for geotechnical setback, slope stability and to ensure future house construction is in accordance with the recommendations in the approved geotechnical report; and
 - (f) registration of a Section 219 Restrictive Covenant to increase the minimum building setback along 56 Avenue for proposed Lots 1 and 2 to 15 metres (50 ft.) and establish landscaping and building enhancements to create an estate character.

RES.R19-1530

Carried**SOUTH SURREY**22. **7919-0140-00****13470 - 14 Avenue**

Agent: Avnash Banwait, Mainland Engineering Consultants Corporation

Owners: P. K. Bains, S. S. Bains

Development Variance Permit*to reduce the minimum lot depth to facilitate a proposed two lot subdivision.*

It was

Moved by Councillor Guerra

Seconded by Councillor Patton

That Council approve Development Variance

Permit No. 7919-0140-00, to reduce the minimum lot depth of the RF Zone from 28 metres (92 ft.) to 26 metres (85 ft.) for proposed Lot 1; and to 26.9 metres (88 ft.) for proposed Lot 2, to proceed to Public Notification.

RES.R19-1531

Carried

23. **7919-0147-00**
16655 - 31 Avenue
 Agent: Hajinder Shokar, Vistara Homes Inc.
 Owner: 1194975 BC Ltd.
Director Information: Harjinder Shokar
No Officer Information Filed.

Development Variance Permit

to reduce the minimum streamside setback from a Class B Watercourse.

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

Permit No. 7919-0147-00, to reduce the minimum setback distance from the top-of-bank of a Class B creek from 15 metres (50 ft.) to 10.3 metres (34 ft.) at its narrowest point, measured from the top-of-bank to the west lot line, to proceed to Public Notification.

RES.R19-1532

Carried

SURREY CITY CENTRE/WHALLEY

24. **7918-0254-00**
11138 - 128 Street
 Agent: Peter Lovick, Lovick Scott Architects
 Owner: 128 Surrey Holdings Ltd.

Rezoning from RF to CHI

Development Permit / Development Variance Permit

to permit the development of two commercial buildings. A variance is requested to reduce the minimum rear yard (north) building setback and permit a canopy on Building A2 to extend into the required front yard setback.

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

1. A Bylaw be introduced to rezone the subject site from "Single Family Residential Zone (RF)" to "Highway Commercial Industrial Zone (CHI)" and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7918-0254-00 for Form and Character and Hazard Lands (Flood Prone Areas) generally in accordance with the attached drawings (Appendix II).
3. Council approve Development Variance Permit No. 7918-0254-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum rear yard (north) setback of the CHI Zone from 7.5 metres (25 ft.) to 0.35 metre (1 ft.); and

- (b) to reduce the minimum front yard (south) setback of the CHI Zone from 7.5 metres (25 ft.) to 6.3 metres (20 ft.) in order to permit a 1.2 metre (4 ft.) wide canopy structure for weather protection.

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 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) discharge the Restrictive Covenant (No Build) registered on title (BBo653570) which prohibits any buildings or structures on the subject site until servicing is provided; and
- (e) registration of a Section 219 Restrictive Covenant to ensure a minimum geodetic of 4.8 is achieved on-site in accordance with the Provincial Flood Control Level (FCL).

RES.R19-1533

Carried

It was

Moved by Councillor Guerra
 Seconded by Councillor Patton
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2019, No. 19926" pass its first reading.

RES.R19-1534

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. 19926" pass its second reading.

RES.R19-1535

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. 19926" be held at the City
 Hall on October 7, 2019, at 7:00 p.m.
 RES.R19-1536 Carried

25. **7918-0339-00**
13806 - 108 Avenue
13820 - 108 Avenue
10770 - 138 Street
 Agent: Don Andrew, Creekside Architects Ltd.
 Owner: 108 Forsyth Holdings Inc.
Rezoning from RF to CD (based on RM-70)
Development Permit
to permit the development of a 6-storey apartment building consisting of approximately 86 dwelling units.

- It was
 Moved by Councillor Guerra
 Seconded by Councillor Patton
 That:
1. Council file Bylaw No. 16931 and close Land Development Project No. 7908-0211-00 and all applications associated with this project.
 2. A Bylaw be introduced to rezone the subject site from "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
 3. Council approve the applicant's request to reduce the amount of required indoor amenity space from 258 square metres (2,777 square feet) to 153 square metres (1,647 square feet).
 4. Council authorize staff to draft Development Permit No. 7918-0339-00 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 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) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture;
- (h) registration of a Section 219 Restrictive Covenant to 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;
- (i) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
- (j) registration of a statutory right-of-way for public rights-of-passage for the proposed corner plaza located on the northwest corner of the site; and
- (k) the applicant adequately address the impact of reduced indoor amenity space.

RES.R19-1537

Carried

It was

Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2009, No. 16931" be filed.

RES.R19-1538

Carried

It was

Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19927" pass its first reading.

RES.R19-1539

Carried

The said Bylaw was then read for the second time.

RES.R19-1540 It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2019, No. 19927" pass its second reading.
Carried

RES.R19-1541 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. 19927" be held at the City
 Hall on October 7, 2019, at 7:00 p.m.
Carried

26. 7918-0354-00

9274 - 125 Street

Agent: Rajeev Mangla, Mainland Engineering Design Corporation

Owner: L. Dosanjh

Development Variance Permit

to reduce the minimum lot width of the RF Zone in order to facilitate subdivision into two (2) single family lots.

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

1. Council approve Development Variance Permit No. 7918-0354-00, to reduce the minimum lot width of the RF Zone, from 15 metres (50 ft.) to 14.6 metres (48 ft.) for proposed Lots 1 and 2, to proceed to Public Notification:
2. Council instruct staff to resolve the following issues prior to issuance:
 - (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 subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and

- (e) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department.

RES.R19-1542

CarriedCOMMERCIAL/INDUSTRIAL/AGRICULTURALSURREY CITY CENTRE/WHALLEY

27. 7917-0592-00

11350 - Bridgeview Drive

Agent: Stefan Hertel, Wesgroup Properties

Owner: Perimeter View Investments Ltd.

Development Permit / Development Variance Permit

to allow for the development of a one-storey industrial warehouse building. A variance is requested to reduce the minimum side yard (south) setback requirement as well as the minimum landscape requirement along the west lot line.

It was

Moved by Councillor Guerra
Seconded by Councillor Patton
That:

1. Council authorize staff to draft Development Permit No. 7917-0592-00 for Form and Character as well as Hazard Lands (Flood Prone Areas) generally in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7917-0592-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum side yard (south) setback of the IL Zone from 7.5 metres (25 ft.) to 2.5 metres (8 ft.); and
 - (b) to reduce the minimum landscape requirement along the west lot line from 1.5 metres (5 ft.) to 0 metre (0 ft.).
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) input and approval from the Ministry of Transportation & Infrastructure;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;

- (d) submission of a 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 ensure the minimum building elevation is 5.0 metres geodetic, in compliance with Provincial Flood Control Level (FCL) requirements;
- (g) registration of a Section 219 Restrictive Covenant to restrict the maximum amount of mezzanine space permitted on-site;
- (h) registration of a combined statutory right-of-way/restrictive covenant over the 2.3 metre (8 ft.) wide streamside setback area, located along the west lot line, for the Class B (yellow-coded) watercourse; and
- (i) submission of a finalized Ecosystem Development Plan to the satisfaction of the Planning and Development Department.

RES.R19-1543

Carried**RESIDENTIAL/INSTITUTIONAL****FLEETWOOD/GUILDFORD**

28. 7918-0061-00

10184 – 161 Street

Agent: Mike Kompter, Hub Engineering Inc.

Owner: 1160710 BC Ltd.

Director Information: Tirath KhattrraNo Officer Information Filed.**Rezoning from A-1 to RQ****Development Variance Permit**

to allow subdivision into 8 single family suburban lots and one conservation lot. A variance is required to reduce the minimum required lot width for proposed Lots 1, 4, 5, 6 and 7 as well as reduce the minimum side yard (north) building setback for proposed Lot 1.

It was

Moved by Councillor Guerra
 Seconded by Councillor Patton
 That:

1. A By-law be introduced to rezone the subject site from "General Agricultural Zone (A-1)" to "Quarter Acre Residential Zone (RQ)" and a date be set for Public Hearing.

2. Council approve Development Variance Permit No. 7918-0061-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum lot width of the RQ Zone from 20 metres (66 ft.) to 16 metres (53 ft.) for proposed Lot 1;
 - (b) to reduce the minimum lot width of the RQ Zone from 20 metres (66 ft.) to 15 metres (49 ft.) for proposed Lots 4, 5 and 6;
 - (c) to reduce the minimum lot width of the RQ Zone from 20 metres (66 ft.) to 17 metres (56 ft.) for proposed Lot 7; and
 - (d) to reduce the minimum side yard (north) building setback of the RQ Zone from 2.4 metres (8 ft.) to 1.2 metres (4 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) final 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 for a landscape buffer located along the southern and eastern boundary of proposed Lot 1 to the specifications and 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) submission of a finalized lot grading plan to the satisfaction of the Planning and Development Department;
 - (h) submission of a finalized Ecosystem Development Plan to the satisfaction of the Planning and Development Department;
 - (i) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (j) submission of a finalized building envelope analysis for proposed Lot 1;

- (k) the applicant will convey proposed Lot 9 to the City, without compensation, for riparian protection purposes;
- (l) registration of a Section 219 Restrictive Covenant for side access garages on proposed Lots 1 through 8;
- (m) registration of a Section 219 Restrictive Covenant on proposed Lots 1 through 8 for tree protection;
- (n) registration of a Section 219 Restrictive Covenant for a landscape buffer along the southern and eastern boundary of proposed Lot 1;
- (o) registration of a Section 219 Restrictive Covenant for increased building setbacks of 4.2 metres (14 ft.) along the south lot line of proposed Lot 1; and
- (p) 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.

RES.R19-1544

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. 19929" pass its first reading.

RES.R19-1545

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. 19929" pass its second reading.

RES.R19-1546

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. 19929" be held at the City
Hall on October 7, 2019, at 7:00 p.m.

RES.R19-1547

Carried
With Councillor Pettigrew opposed.

SOUTH SURREY

29. 7918-0175-00

2345 - Oak Meadows Drive

Agent: Jaswinder Gabri, Flat Architecture Ltd.

Owner: 1076213 BC Ltd.

Director Information: Jasjit Basra, Hardip JohalOfficer Information as at May 18, 2018: Jasjit Basra (President),
Hardip Johal (Secretary)**Rezoning from IA to RM-30****Development Permit / Development Variance Permit***to permit a 22 unit townhouse development.*

It was

Moved by Councillor Guerra

Seconded by Councillor Patton

That:

1. A By-law be introduced to rezone the subject site from "Agriculture-Industrial Zone" (IA) to "Multiple Residential 30 Zone (RM-30)" and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7918-0175-00 generally in accordance with the attached drawings (Appendix II).
3. Council approve Development Variance Permit No. 7918-0175-00, 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 4.5 metres (15 ft.) for Building 5, and to 4.0 metres (13 ft.) to building face and 1.5 metres (5 ft.) to stairs for Building 1 and 2;
 - (b) to reduce the minimum east yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.0 metres (13 ft.);
 - (c) to reduce the minimum south yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 6.5 metres (21 ft) for Building 5, 6.0 metres (20 ft.) for Building 4 and 3, and to 3.0 metres (10 ft.) for the Indoor Amenity Building; and
 - (d) to reduce the minimum west setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) for building face and 1.5 metres (6 ft.) to electrical closet for Building 1 and 3.

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) submission of a finalized 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;
 - (e) demotion of existing buildings and structures to the satisfaction of the Planning & 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; and
 - (g) 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.

RES.R19-1548

Carried

It was

Moved by Councillor Guerra

Seconded by Councillor Patton

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

Amendment Bylaw, 2019, No. 19930" pass its first reading.

RES.R19-1549

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. 19930" pass its second reading.

RES.R19-1550

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. 19930" be held at the City
 Hall on October 7, 2019, at 7:00 p.m.

RES.R19-1551

Carried

30. 7918-0291-00

70, 84 & 90 - Peace Park Drive

Agent: Mike Kompter, Hub Engineering Inc.

Owners: K. Lehl, H. Lehl

**NCP Amendment from "Townhouse (15 upa)" and "Urban Single Family
 (6 u.p.a.)" to "Single Family Flex (6 - 14.5 upa)"****Rezoning from RA to RF and RF-13****Development Permit for Sensitive Ecosystems (stream side) and Hazard
 Lands (steep slopes)****Development Variance Permit***to allow subdivision into 11 single family lots and one lot to be conveyed to the City
 for conservation purpose.*

It was

Moved by Councillor Guerra
 Seconded by Councillor Patton
 That:

1. A Bylaw be introduced to rezone the portion of the subject site shown as Block A on the survey plan attached as Appendix II from One Acre Residential Zone (RA) to Single Family Residential Zone (RF), and for the portion shown as Block B 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. 7918-0291-00 for Sensitive Ecosystems (Streamside Areas) and Hazard Lands (Steep Slopes) generally in accordance with the Ecosystem Development Plan prepared by Envirowest Consultants Inc., dated February 11, 2019, and the Geotechnical Report prepared by Able Geotechnical, dated January 4, 2019.
3. Council approve Development Variance Permit No. 7918-0291-00 varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum lot depth of the "Single Family Residential (13) Zone (RF-13)" for proposed Lot 4 from 24 metres (79 ft.) to 23 metres (75 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) 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 adequately addresses the City's needs with respect to the City's Affordable Housing Strategy, to the satisfaction of the General Manager, Planning & Development Services;
- (g) registration of a Section 219 Restrictive Covenant for "no build" on a portion of proposed Lot 11 to facilitate future consolidation with the adjacent property at 100 – Peace Park Drive;
- (h) registration of a Section 219 Restrictive Covenant for tree protection; and
- (i) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department.

5. Council pass a resolution to amend the Douglas Neighbourhood Concept Plan to redesignate the site from "Townhouse (15 upa)" and "Urban Single Family (6 u.p.a)" to "Single Family Flex (6 - 14.5 upa)".

RES.R19-1552

Carried

It was

Moved by Councillor Guerra

Seconded by Councillor Patton

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

Amendment Bylaw, 2019, No. 19931" pass its first reading.

RES.R19-1553

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. 19931" pass its second reading.

RES.R19-1554

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. 19931" be held at the City Hall

on October 7, 2019, at 7:00 p.m.

RES.R19-1555

Carried

C. ADDITIONAL PLANNING COMMENTS

RESIDENTIAL/INSTITUTIONAL

FLEETWOOD/GUILDFORD

1. 7917-0565-00

17781 - Barnston Drive East

Agent: Mike Kompter, Hub Engineering Inc.

Owner: 1136491 BC Ltd.

Director Information: Hardeep Sahota, Rampal Sangha

No Officer Information Filed.

OCP Amendment from Suburban to Urban

Rezoning from RA to RF & RF-13

Development Variance Permit

to allow subdivision into 3 single family lots and 3 small single family lots.

It was

Moved by Councillor Guerra

Seconded by Councillor Patton

That:

1. Third Reading of Bylaw No. 19868 be rescinded.
2. Second Reading of Bylaw No. 19868 be rescinded.
3. Bylaw No. 19868 be amended to rezone a portion of the subject site shown as Block A on the attached Survey Plan (Appendix I) from "One-Acre Residential Zone (RA)" to "Single Family Residential 13 Zone (RF-13)", and Block B on the attached Survey Plan from "One-Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)" and set a date for a new Public Hearing.
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 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) submission of an acoustical report and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures; and
- (g) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department.

RES.R19-1556 Carried

It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That Council rescind Resolution No.
 R19-1295 of the July 8, 2019 Regular Council – Public Hearing minutes passing third
 reading of Bylaw No. 19868.

RES.R19-1557 Carried

It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That Council rescind Resolution No.
 R19-1080 of the June 24, 2019 Regular Council – Land Use minutes passing second
 reading of Bylaw No. 19868.

RES.R19-1558 Carried

It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That Council amend Bylaw No. 19868 to
 rezone a portion of the subject site shown as Block A on the attached Survey Plan
 (Appendix I) from "One-Acre Residential Zone (RA)" to "Single Family Residential
 13 Zone (RF-13)", and Block B on the attached Survey Plan from "One-Acre
 Residential Zone (RA)" to "Single Family Residential Zone (RF)".

RES.R19-1559 Carried

- RES.R19-1560
- It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2019, No. 19868" pass its second reading, as amended.
Carried
- RES.R19-1561
- 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. 19868" be held at the City
Hall on October 7, 2019, at 7:00 p.m.
Carried

NEWTON**2. 7917-0575-00****5908 – 140B Street**

Agent: Mike Kompter, Hub Engineering Inc.

Owner: 1021846 BC Ltd.

Director Information: Tarlok Sablok, Shabnam SablokNo Officer Information Filed as at December 12, 2018:**Rezoning from RF-13 to RF-12***to facilitate a subdivision that achieves 35 lots as originally intended for the subject properties under application 7917-0575-00.*

- It was Moved by Councillor Guerra
Seconded by Councillor Patton
That:
1. A Bylaw be introduced to rezone the property at 5908 – 140B Street from "Single Family Residential (13) Zone (RF-13)" to "Single Family Residential (12) Zone (RF-12)" 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;
- (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department; and
- (g) in addition to payment of the 5% cash-in-lieu of parkland contribution as required by the Local Government Act, payment of an additional 1% cash-in-lieu of parkland contribution as volunteered by the applicant.

RES.R19-1562

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. 19928" pass its first reading.

RES.R19-1563

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. 19928" pass its second reading.

RES.R19-1564

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. 19928" be held at the City Hall on October 7, 2019, at 7:00 p.m.

RES.R19-1565

Carried

With Councillor Pettigrew opposed.

D. LAND USE CONTRACT TERMINATIONS

RESIDENTIAL/INSTITUTIONAL

SOUTH SURREY

- 1. **7917-0222-00**
 Nico Wynd Estates and Golf Course, generally located north of Crescent Road between 140 Street and 142A Street.
Terminate Land Use Contract No. 175
Rezoning from RM-15 and CPG to CD
to permit the Zoning By-law to come into effect with a zone that aligns with the existing land uses on the site.

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

- 1. A Bylaw be introduced to terminate Land Use Contract No. 175 and Public Hearing be set for October 21, 2019; and
- 2. A Bylaw be introduced to rezone the subject site from "Golf Course Zone (CPG)" and "Multiple Residential 15 Zone (RM-15)" to "Comprehensive Development Zone (CD)" and Public Hearing be set for October 21, 2019.

RES.R19-1566 Carried

It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That "Surrey Land Use Contract No. 175,
 Termination Bylaw, 2019, No. 19924" pass its first reading.

RES.R19-1567 Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That "Surrey Land Use Contract No. 175,
 Termination Bylaw, 2019, No. 19924" pass its second reading.

RES.R19-1568 Carried

It was then Moved by Councillor Guerra
 Seconded by Councillor Patton
 That the Public Hearing on "Surrey Land Use
 Contract No. 175, Termination Bylaw, 2019, No. 19924" be held at the City Hall on
 October 21, 2019, at 7:00 p.m.

RES.R19-1569 Carried

RES.R19-1570 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2019, No. 19925" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R19-1571 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2019, No. 19925" pass its second reading.
Carried

RES.R19-1572 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. 19925" be held at the City
Hall on October 21, 2019, at 7:00 p.m.
Carried

E. CORPORATE REPORTS

F. CORRESPONDENCE

G. NOTICE OF MOTION

1. Reconsideration of Application No. 7916-0493-00 File: 7916-0493-00

At the July 22, 2019 Regular Council – Land Use meeting, Application No. 7916-0493-00 was referred back to staff to work with the applicant to consider major revisions to the proposal that are consistent with the intent of the Official Community Plan (OCP), and Metro Vancouver's Regional Growth Strategy (RGS).

Councillor Nagra has submitted a Notice of Motion to rescind and reconsider the matter.

RES.R19-1573 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That Council rescind Resolution
RES.R19-1366 and bring back Application No. 7916-0493-00 for reconsideration at
the September 16, 2019 Regular Council – Land Use meeting.
Carried
With Councillor Pettigrew opposed.

7916-0493-00

12725, 12741, 12749 and 12759 - 76 Avenue

Agent: Trevor Dickson, Barnett Dembek Architects Inc.

Owners: Future 2000 Developments Ltd.

1058482 B.C. Ltd.

Director Information: Navtej Bains, Kanwar Dhamrait, Jaswant SandhuNo Officer Information Filed as at December 15, 2017.**OCP Amendment of a portion from Urban and Industrial to Commercial Rezoning from RA and RF to CD and RF***to permit the development of industrial and commercial buildings and a remnant RF lot for future development with adjacent land.*

Council should be advised that the proposal does not comply with the Regional Growth Strategy (RGS) as a portion of the proposed commercial area is located within an Industrial designated area in the RGS and thus should Council be supportive of this proposal the application would require an application to Metro Vancouver to amend the RGS. Additional information on this process can be found in the original Planning Report to Council dated July 22, 2019.

It was

Moved by Councillor Guerra

Seconded by Councillor Patton

That Council direct staff to work with the applicant to review the proposed project in detail (including for issues related to site planning, tree retention, building design, impacts to road network, etc.), and once all issues are resolved, bring the project back to Council for consideration.

RES.R19-1574

Carried

With Councillor Pettigrew opposed.

2. Reconsideration of Application No. 7918-0136-00

File: 7918-0136-00

At the July 22, 2019 Regular Council – Land Use meeting, Application No. 7918-0136-00 was referred back to staff to work with the applicant on revisions to the proposal that are consistent with the Streamside Setback Areas as outlined in Part 7A Streamside Protection of the Zoning Bylaw.

Councillor Guerra has submitted a Notice of Motion to rescind and reconsider the matter.

It was

Moved by Councillor Guerra

Seconded by Councillor Patton

That Council rescind Resolution

RES.R19-1374 and bring back Application No. 7918-0136-00 for reconsideration at the Regular Council – Land Use meeting.

RES.R19-1575

Carried

With Councillors Elford, Locke and Pettigrew opposed.

7918-0136-00

3063 - 160 Street

Agent: Fahad Abrahani, H.Y. Engineering Ltd.

Owner: SJY Developments Ltd.

Rezoning from RA to RM-15

Development Permit / Development Variance Permit

to permit the development of approximately 11 townhouse units.

It was

Moved by Councillor Guerra

Seconded by Councillor Patton

That Council support, in principle, the applicant's proposal for a Development Variance Permit No. 7918-0136-00 to reduce the minimum streamside setback for a Natural Class A Stream from 30 metres to 20 metres, as shown in Appendix I of the Planning Report dated July 22, 2019, and that staff be directed to bring back Application No. 7918-0136-00 for Bylaw introduction following staff's completion of the detailed site planning for the revised proposal which incorporates the streamside setback relaxation to 20 metres, including obtaining consent for the required stream crossing from the Ministry of Forests, Lands, Natural Resource Operations and Rural Development.

RES.R19-1576

Carried

With Councillors Elford, Locke and Pettigrew opposed.

H. BYLAWS AND PERMITS

BYLAWS

- "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19202" 7916-0670-00 – J. and L. Sandhu
c/o Able Municipal Engineering Ltd. (Royan Barryman)
RA to RF – 11159 – 157B Street - to subdivide into 2 single family lots.

Council direction received April 3, 2017

It was

Moved by Councillor Guerra

Seconded by Councillor Patton

That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19202" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R19-1577

Carried

BYLAWS WITH PERMITS

- 2. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19631"
7917-0589-00 – Qualico Developments (Vancouver) Inc.
c/o Aplin & Martin Consultants Ltd. (Maggie Koka)
RA and RF-10 to RF-10 and RF-13 – 2124 and 2152 – 166 Street; Portion of
16628 Edgewood Drive - to subdivide into 16 single family small lots (8 RF-10 and
8 RF-13).

Note: Change of ownership

Council direction received July 9, 2018

RES.R19-1578	<p>It was</p> <p>Moved by Councillor Guerra Seconded by Councillor Patton That Council amend the Sunnyside Heights Neighbourhood Concept Plan to redesignate the site from Low Density Residential 6-10 upa to Medium Density Residential 10-15 upa.</p> <p style="text-align: right;"><u>Carried</u></p>
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RES.R19-1579	<p>It was</p> <p>Moved by Councillor Guerra Seconded by Councillor Patton That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19631" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.</p> <p style="text-align: right;"><u>Carried</u></p>
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Development Variance Permit No. 7917-0589-00

16650 – 25A Avenue

To allow front access driveways on proposed Lots 6, 7, 8, 14 and 16 in order to
maintain continuity in the streetscape on 166 Street.

Supported by Council July 23, 2018

RES.R19-1580	<p>It was</p> <p>Moved by Councillor Guerra Seconded by Councillor Patton That Development Variance Permit No. 7917-0589-00 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.</p> <p style="text-align: right;"><u>Carried</u></p>
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3. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2013, No. 18013"
7908-0135-00 – Samta Enterprises Corporation, Kooner Construction Ltd. and
503350 B.C. Ltd. (Director Information: Paramdeep Kooner, Bhupinder Kooner)
c/o DF Architecture Inc. (Jessi Arora)
RA to RM-30 - 7803 and 7815 – 128 Street - to permit a multi-tenant industrial
building.

Note: Change of ownership

Council direction received July 8, 2013

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2013, No. 18013" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.

RES.R19-1581

Carried

Development Variance Permit No. 7908-0135-00

7803 and 7815 – 128 Street

To permit a multi-tenant industrial building.

Supported by Council July 22, 2013

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That Development Variance Permit No.
7908-0135-00 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.R19-1582

Carried

Development Variance Permit No. 7908-0135-01

7803 and 7815 – 128 Street

To reduce the minimum side yard (south) setback and eliminate the requirement
to provide a continuous landscaping strip of not less than 1.5 metres (5 ft.) along
the west property line as part of an updated site plan for a proposed multi-tenant
industrial building.

Supported by Council June 10, 2019

It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That Development Variance Permit No.
 7908-0135-01 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.R19-1583 Carried

Development Permit No. 7908-0135-00
 7803 and 7815 – 128 Street
 To permit a multi-tenant industrial building.

Authorized to draft: July 8, 2013

It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That the Mayor and Clerk be authorized to
 execute Development Permit No. 7908-0135-00.

RES.R19-1584 Carried

APPLICATIONS/BYLAWS/PERMITS TO BE CLOSED

- 4. **Development Variance Permit No. 7915-0298-00**
 H., S., G. and R. Chohan
 c/o Hub Engineering Inc. (Mike Kompter)
 13515 – 84 Avenue
 To reduce east and west side yard setbacks from 4.5 metres (15 ft.) to
 1.8 metres (6 ft.) for future construction of a new single family dwelling.

Supported by Council November 7, 2016

* Planning and Development advise (see memorandum dated August 30, 2019 in
 back-up) that this file has been inactive for approximately 2.5 years and that the
 applicant did not respond to a registered letter that was sent to the Property
 Owners advising them that the file would be closed in 30 days. The applicant did
 not provide a response to the letter. It is requested that Council close this
 application.

It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That Development Variance Permit No.
 7915-0298-00 be closed.

RES.R19-1585 Carried

I. CLERKS REPORT

J. OTHER BUSINESS

K. ADJOURNMENT

It was

Moved by Councillor Guerra
Seconded by Councillor Patton
That the September 16, 2019 Regular Council

- Land Use meeting be adjourned.

RES.R19-1586

Carried

The Regular Council - Land Use meeting adjourned at 5:15 p.m.

Certified correct:



Jennifer Ficocelli, City Clerk



Mayor Doug McCallum