

**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 October 7, 2019,

Regular Council Land Use meeting be adopted.

RES.R19-1637

Carried

**B. LAND USE APPLICATIONS****COMMERCIAL/INDUSTRIAL/AGRICULTURAL****NORTH SURREY****1. 7918-0391-00**

**10860 - 124 Street**

Agent: N. Badizadesh

Owner: 1169049 B.C. Ltd.

Director Information: Navid Badizadeh, Daniel W. Morley

No Officer Information filed.

**Temporary Use Permit**

*to permit the continued outdoor storage of scaffolding materials for a period not to exceed three (3) years.*

It was

Moved by Councillor Guerra  
Seconded by Councillor Nagra  
That Application No. 7918-0391-00 be

denied.

RES.R19-1638

Carried



4. **7918-0032-00**  
**8013 - 144 Street**  
**Portion of Road (Hawkstream Drive)**  
Agent: Mike Kompter, Hub Engineering Inc.  
Owners: K. Dhaliwal, L. Dhaliwal  
**OCP Amendment from Suburban to Urban**  
**Rezoning from CD to RF**  
*to allow subdivision into two (2) single family lots.*

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

1. A Bylaw be introduced to amend the Official Community Plan by redesignating the subject site and portions of Hawkstream Drive road allowance shown as Block A on the Survey Plan attached in 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 OCP, 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 the portion of Hawkstream Drive road allowance shown as Block A on the Survey Plan attached in Appendix I, from "Comprehensive Development Zone (CD)" (Bylaw No. 11397) to "Single Family Residential Zone (RF)" and a date be set for 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) 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) completion of the road closure and acquisition of a portion of Hawkstream Drive;

- (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department; and
- (g) registration of a restrictive covenant on proposed Lot 1 for increased north side yard setback of 2.4 metres (8 ft.) to improve the streetscape interface with existing suburban residential lots to the north.

RES.R19-1641 Carried

It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "Surrey Official Community Plan Bylaw,  
2013, No. 18020, Amendment Bylaw, 2019, No. 19932" pass its first reading.

RES.R19-1642 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. 19932" pass its second reading.

RES.R19-1643 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. 19932" be  
held at the City Hall on October 21, 2019, at 7:00 p.m.

RES.R19-1644 Carried

It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2019, No. 19933" pass its first reading.

RES.R19-1645 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. 19933" pass its second reading.

RES.R19-1646 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. 19933" be held at the City  
 Hall on October 21, 2019, at 7:00 p.m.

RES.R19-1647 Carried

### SOUTH SURREY

5. **7919-0162-00**  
**13076 Crescent Road**  
 Agent: R. Schultz  
 Owner: R. Schultz  
**Development Variance Permit**  
*to reduce the minimum side yard setback to permit an addition to an existing single family house.*

- It was  
 Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That:
1. Council approve Development Variance Permit No. 7919-0162-00, to reduce the side yard (east) setback for the principal building from 4.5 metres (15 ft.) to 1.23 metres (4 ft.), to proceed to Public Notification.
  2. Council instruct staff to resolve the following issues prior to approval:
    - (a) ensure that all trees and landscaping requirements are addressed to the satisfaction of the Planning and Development Department.

RES.R19-1648 Carried

### COMMERCIAL/INDUSTRIAL/AGRICULTURAL

#### SOUTH SURREY

6. **7919-0082-00**  
**19228, 19266, 19298 - 34A Avenue**  
 Agent: KCC Architecture & Design Ltd.  
 Owner: 0758220 B.C. Ltd.  
Director Information: Parmjit Boparai, Chandrakant Shah  
Officer Information as at May 19, 2019:  
 Parmjit Boparai (President), Chadrakant Shah (Secretary)  
**Development Permit**  
*to permit the development of two (2) industrial business park buildings with a combined gross floor area of 19,064 square metres (205,210 sq. ft.)*

It was

Moved by Councillor Guerra  
Seconded by Councillor Patton  
That:

1. Council authorize staff to draft Development Permit No. 7919-0082-00 generally in accordance with the attached drawings (Appendix II).
2. Council instruct staff to resolve the following issues prior to final approval:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a road dedication plan to the satisfaction of the Approving Officer;
  - (c) consolidation of 19266 and 19298 – 34A Avenue into one legal parcel;
  - (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) 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 to prohibit any uses that requires a Metro Vancouver air quality permit from location on the site; and
  - (h) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager, Parks, Recreation and Culture.

RES.R19-1649

Carried

With Councillor Pettigrew opposed.

### NORTH SURREY

7. **7919-0206-00**  
**13507 - 105A; 13508 - 106 Avenue**  
Agent: Roger Amenyogbe, Project Sustainable Architecture  
Owner: Little Rock Property Management Ltd.  
**Development Permit / Development Variance Permit**  
*to permit a childcare centre with its associated outdoor play area and surface parking on a neighbouring lot.*

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

1. Council authorize staff to draft Development Permit No. 7919-0206-00 generally in accordance with the attached drawings (Appendix I)
2. Council approve Development Variance Permit No. 7919-0206-00, varying the following, to proceed to Public Notification:
  - (a) to vary the C-8 Zone to permit a childcare centre to be located on the north lot at 13508 – 106 Avenue, with its associated open space and play area located on a neighbouring lot at 13507 – 105A Avenue; and
  - (b) to vary Section B.3 of Part 4 General Provisions of the Zoning By-law to permit an open space and play area for a commercial child care centre use on the south lot at 13507 – 105A Avenue without a building.
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) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (d) submission of building permit drawings that satisfactorily address Building Code requirements for the proposed childcare centre to the satisfaction of the General Manager, Planning & Development; and
  - (e) registration of a Section 219 Restrictive Covenant / access easement and parking agreement for the outdoor play area and parking areas for the proposed childcare centre.

RES.R19-1650

Carried

CLOVERDALE/CLAYTON

8. 7918-0234-00

6455 - 176 Street

Agent: B. Papau, D. Santi

Owners: H. Visscher, H. Visscher

**Development Permit / Development Variance Permit**

**Temporary Use Permit**

*to, permit the development of an addition to an automotive repair shop, and permit the continuation of outdoor RV storage, for a period not to exceed three (3) years on two industrial lots.*

It was

Moved by Councillor Guerra

Seconded by Councillor Nagra

That:

1. Council authorize staff to draft Development Permit No. 7918-0234-00, generally in accordance with the attached drawings;
2. Council approve Development Variance Permit No. 7918-0234-00, to reduce the minimum west front yard building setback of the IL Zone from 7.5 metres (25 ft.) to 5.3 metres (17 ft.) for proposed Lot 2 to proceed to Public Notification;
3. Council approve Temporary Use Permit No. 7918-0234-00 (Appendix VII) for proposed Lot 1 to proceed to Public Notification.
4. 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) approval from the Ministry of Transportation & Infrastructure;
  - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (e) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
  - (f) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;



- (g) resolution of all urban design issues to the satisfaction of the Planning and Development Department; and
- (h) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.

RES.R19-1651

Carried**9. 7916-0441-00****18782 No. 10 Highway (56 Avenue)**

Agent: Maggie Koka, Aplin &amp; Martin Consultants Ltd.

Owners: M. Johal, H. Johal, G. Gill

**Rezoning from RA to CD (based on RH-G) and C-5****Development Permit / Development Variance Permit**

*to permit the development of two commercial buildings on the northern portion of the site and to allow subdivision into five single family small suburban lots on the southern portion of the site.*

It was

Moved by Councillor Guerra

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 "One Acre Residential Zone" (RA) to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
2. A Bylaw be introduced to rezone the portion of the subject site shown as Block B on the Survey Plan attached as Appendix I, from "One Acre Residential Zone" (RA) to "Neighbourhood Commercial Zone (C-5)" and a date be set for Public Hearing.
3. Council approve the applicant's request to vary the Sign By-law as described in Appendix II.
4. Council authorize staff to draft Development Permit No. 7916-0441-00, for the commercial component of the project on the northern portion of the site (proposed Lot 6), including a comprehensive sign design package, generally in accordance with the attached drawings (Appendix III).
5. Council approve Development Variance Permit No. 7916-0441-00, varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum north side yard building setback of the C-5 Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) on proposed Lot 6 (proposed commercial lot);
  - (b) to reduce the minimum front (east) yard building setback of the C-5 Zone from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) on proposed Lot 6 (proposed commercial lot); and

- (c) to increase the height of a principal building in the C-5 Zone from 9 metres (30 ft.) to 9.2 metres (30 ft.) on proposed Lot 6 (proposed commercial lot).
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) approval from the Ministry of Transportation & Infrastructure;
  - (d) the applicant address the cash-in-lieu of parkland requirement, comparable to other gross density developments;
  - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (f) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (g) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
  - (h) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;
  - (i) 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) 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;
  - (k) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
  - (l) registration of a Section 219 restrictive covenant to require minimum double wide (side-by-side) garage dimensions of 6.1 metres (20 ft.) wide by 6.4 metres (21 ft.) deep, as measured from the interior faces of the side walls of the garage, for all proposed residential lots;

- (m) submission of a finalized landscaping plan, cost estimate, and appropriate securities for installation of a landscaped buffer along the rear lot line of proposed Lots 1 to 5;
- (n) registration of a Section 219 no-build Restrictive Covenant for protection and maintenance of a landscaped buffer along the rear lot line of proposed Lots 1 to 5;
- (o) registration of a Section 219 Restrictive Covenant to alert future owners and tenants that the proposed vehicular access to the commercial site may be converted to a right-in right-out access in the future; and
- (p) registration of a Section 219 Restrictive Covenant to prohibit a free-standing sign on the subject property.

RES.R19-1652

Carried

It was

Moved by Councillor Guerra  
Seconded by Councillor Nagra  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2019, No. 19934" pass its first reading.

RES.R19-1653

Carried

The said Bylaw was then read for the second time.

It was

Moved by Councillor Guerra  
Seconded by Councillor Nagra  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2019, No. 19934" pass its second reading.

RES.R19-1654

Carried

It was then

Moved by Councillor Guerra  
Seconded by Councillor Nagra  
That the Public Hearing on "Surrey Zoning  
Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19934" be held at the City  
Hall on October 21, 2019, at 7:00 p.m.

RES.R19-1655

Carried

It was

Moved by Councillor Guerra  
Seconded by Councillor Nagra  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2019, No. 19935" pass its first reading.

RES.R19-1656

Carried

The said Bylaw was then read for the second time.

RES.R19-1657	<p>It was</p> <p>Amendment Bylaw, 2019, No. 19935"</p>	<p>Moved by Councillor Guerra</p> <p>Seconded by Councillor Nagra</p> <p>That "Surrey Zoning Bylaw, 1993, No. 12000, pass its second reading.</p> <p><u>Carried</u></p>
--------------	--	---

RES.R19-1658	<p>It was then</p> <p>Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19935" be held at the City Hall on October 21, 2019, at 7:00 p.m.</p>	<p>Moved by Councillor Guerra</p> <p>Seconded by Councillor Nagra</p> <p>That the Public Hearing on "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19935" be held at the City Hall on October 21, 2019, at 7:00 p.m.</p> <p><u>Carried</u></p>
--------------	--	---

**RESIDENTIAL/INSTITUTIONAL**

**FLEETWOOD/GUILDFORD**

- 10. **7916-0194-00**  
**8951 - 156 Street**  
 Agent: Dharam Kajal, Westridge Engineering & Consulting Ltd.  
 Owner: A. Punni, S. Punni  
**Development Variance Permit**  
*to reduce the minimum lot depth of the RF Zone for proposed Lots 1 and 2, and to vary the minimum front, rear and side yard on flanking street setback requirements for proposed Lot 2, for a proposed 2-lot subdivision.*

It was	<p>Moved by Councillor Guerra</p> <p>Seconded by Councillor Nagra</p> <p>That:</p>
--------	--

- 1. Council approve Development Variance Permit No. 7916-0194-00, varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum lot depth of the RF Zone from 28 metres (90 ft.) to 27 metres (88.5 ft.) for proposed Lot 1;
  - (b) to reduce the minimum lot depth of the RF Zone from 28 metres (90 ft.) to 23 metres (75 ft.) for proposed Lot 2;
  - (c) to reduce the minimum front yard setback on proposed Lot 2 of the RF Zone from 7.5 metres (25 ft.) to 5.5 metres (18 feet) for 50% of the principal building on the north side and from 7.5 metres (25 ft.) to 3.7 metres (12 ft.) for the remaining 50% of the principal building on the south side;
  - (d) to reduce the minimum rear yard setback on proposed Lot 2 of the RF Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) and

- (e) to increase the north side yard on flanking street setback for the garage only on proposed Lot 2 of the RF Zone from 3.6 metres (12 ft.) to 4.96 metres (16 ft.); and
- 2. Council instruct staff to resolve the following issues prior to approval:
  - (a) registration of a Restrictive Covenant to require one minimum 6.0 metre (20 ft.) long parking space on the driveway for proposed Lot 2.

RES.R19-1659

Carried**SOUTH SURREY**

- 11. 7918-0082-00  
**15428 - 28 Avenue**  
 Agent: Rajeev Mangla, Mainland Engineering Consultants Corporation  
 Owner: D. Dukanovic  
**LAP Amendment from Single Family Residential (6 upa) to Single Family Small Lots**  
**Rezoning from RF to RF-10**  
*to allow subdivision into two single family residential lots.*

It was

Moved by Councillor Guerra  
 Seconded by Councillor Nagra  
 That:

- 1. A Bylaw be introduced to rezone the subject site from "Single Family Residential Zone" (RF) to " Single Family Residential (10) Zone (RF-10)" 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) the applicant satisfy the deficiency in tree replacement on the site, 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.

3. Council pass a resolution to amend the King George Highway Corridor Land Use/Development Concept Plan to redesignate the land from "Single Family Residential (6 upa) to "Single Family Small Lots" when the project is considered for final adoption.

RES.R19-1660

Carried  
With Councillor Pettigrew opposed.

It was

Moved by Councillor Guerra  
Seconded by Councillor Nagra  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2019, No. 19936" pass its first reading.

RES.R19-1661

Carried  
With Councillor Pettigrew opposed.

The said Bylaw was then read for the second time.

It was

Moved by Councillor Guerra  
Seconded by Councillor Nagra  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2019, No. 19936" pass its second reading.

RES.R19-1662

Carried  
With Councillor Pettigrew opposed.

It was then

Moved by Councillor Guerra  
Seconded by Councillor Nagra  
That the Public Hearing on "Surrey Zoning  
Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19936" be held at the City  
Hall on October 21, 2019, at 7:00 p.m.

RES.R19-1663

Carried  
With Councillor Pettigrew opposed.

12. **7917-0465-00**  
**2419, 2429 - 168 Street**  
Agent: Martin Liew, Martin Liew Architecture Inc.  
Owner: Ikonik Homes Ltd.  
**NCP Amendment to introduce a new land use designation: Mixed-Use Commercial/Residential (90 upa)**  
**NCP Amendment from Mixed-Use Commercial/Residential (30-45 upa) to Mixed-Use Commercial/Residential (90 upa)**  
**Rezoning from RA to CD**  
**Development Permit**  
*to permit the development of one 4-storey apartment building containing 29 units and one 5-storey apartment containing ground floor commercial units and 104 apartment units.*

It was

Moved by Councillor Guerra  
Seconded by Councillor Nagra  
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. 7917-0465-00 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 (for consolidation and road dedications) 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) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (f) submission of an acoustical report for the units adjacent to 24 Avenue and 168 Street and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;
  - (g) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager, Parks, Recreation and Culture;
  - (h) provision of a community benefit to satisfy the Official Community Plan's requirement with respect to the proposed increase in density within the site's Multiple Residential designation; and
  - (i) provision of a cash contribution to facilitate the acquisition of a portion of the property located at 16747 - 24 Avenue and a portion of the construction costs of the proposed 167A Street.
4. Council pass a resolution to introduce a new land use designation: Mixed-Use Commercial/Residential (90 upa) in the Orchard Grove Neighbourhood

Concept Plan (NCP), and to amend the Orchard Grove NCP to redesignate the land from Mixed-Use Commercial/Residential (30-45 upa) to Mixed-Use Commercial/Residential (90 upa) when the project is considered for final adoption.

RES.R19-1664

Carried

It was

Moved by Councillor Guerra

Seconded by Councillor Nagra

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

Amendment Bylaw, 2019, No. 19937" pass its first reading.

RES.R19-1665

Carried

The said Bylaw was then read for the second time.

It was

Moved by Councillor Guerra

Seconded by Councillor Nagra

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

Amendment Bylaw, 2019, No. 19937" pass its second reading.

RES.R19-1666

Carried

It was then

Moved by Councillor Guerra

Seconded by Councillor Nagra

That the Public Hearing on "Surrey Zoning

Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19937" be held at the City Hall on October 21, 2019, at 7:00 p.m.

RES.R19-1667

Carried**13. 7915-0118-00****155, 161, 193 – 172 Street**

Agent: Joe N.J. Hwang, WG Architecture Inc.

Owner: Peace Park Developments Ltd.

**OCP Amendment for a portion of the site from Urban to Multiple Residential****NCP Amendment for a portion of the site from Townhouse (15 upa) to****Townhouse (30 upa) and for modifications to the local road network****Rezoning from RA to RM-30 and CD****Development Permit / Development Variance Permit***to permit the development of 45 townhouse units and a three-storey mixed-use building with commercial units on the ground floor and 30 apartment units on the upper floors.*

It was

Moved by Councillor Guerra

Seconded by Councillor Nagra

That:

1. A Bylaw be introduced to amend the Official Community Plan by redesignating a portion of the subject site from "Urban" to "Multiple Residential" and a date for Public Hearing be set (Appendix VIII).



2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.
3. A Bylaw be introduced to rezone the portion of the subject site shown as Block A on the Survey Plan attached in Appendix II from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
4. A Bylaw be introduced to rezone the portion of the subject site shown as Block B on the Survey Plan attached in Appendix II from "One-Acre Residential Zone (RA)" to "Multiple Residential 30 Zone (RM-30)" and a date be set for Public Hearing.
5. Council authorize staff to draft Development Permit No. 7915-0118-00 in accordance with the attached drawings (Appendix II).
6. Council approve Development Variance Permit No. 7915-0118-00, varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum rear yard (west) setback of the RM-30 Zone from 7.5 metres (25 ft.) to 6.0 metres (20 ft.);
  - (b) to reduce the minimum side yard (south) setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.);
  - (c) to reduce the minimum side yard (north) setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) to Building 2 and to 6.0 metres (20 ft.) to Building 1;
  - (d) to reduce the minimum side yard (east) setback of the RM-30 Zone from 7.5 metres (25 ft.) to 6.5 metres (21 ft.) to Buildings 8 and 9 and to 1.7 metres (6 ft.) to the Amenity Building; and
  - (e) to reduce the minimum side yard (northeast) setback of the RM-30 Zone from 7.5 metres (25 ft.) to 2.2 metres (7 ft.) to the Amenity Building.
7. 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) 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 indicate the requirement of a Nest Management Plan for the existing bald eagle nest on adjacent lands;
- (j) registration of a Combined Restrictive Covenant and Statutory Right of Way for City access to the riparian area; and
- (k) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department.

8. Council pass a resolution to amend the Douglas NCP to redesignate a portion of the land from "Townhouse (15 upa)" to "Townhouse (30 upa)" and for changes to the road layout, as shown in Appendix VII when the project is considered for final adoption.

RES.R19-1668

Carried

It was

Moved by Councillor Guerra  
 Seconded by Councillor Nagra  
 That "Surrey Official Community Plan Bylaw,  
 2013, No. 18020, Amendment Bylaw, 2019, No. 19938" pass its first reading.

RES.R19-1669

Carried

The said Bylaw was then read for the second time.

RES.R19-1670 It was Moved by Councillor Guerra  
Seconded by Councillor Nagra  
That "Surrey Official Community Plan Bylaw,  
2013, No. 18020, Amendment Bylaw, 2019, No. 19938" pass its second reading.  
Carried

RES.R19-1671 It was then Moved by Councillor Guerra  
Seconded by Councillor Nagra  
That the Public Hearing on "Surrey Official  
Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2019, No. 19938" be  
held at the City Hall on October 21, 2019, at 7:00 p.m.  
Carried

RES.R19-1672 It was Moved by Councillor Guerra  
Seconded by Councillor Nagra  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2019, No. 19939" pass its first reading.  
Carried

The said Bylaw was then read for the second time.

RES.R19-1673 It was Moved by Councillor Guerra  
Seconded by Councillor Nagra  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2019, No. 19939" pass its second reading.  
Carried

RES.R19-1674 It was then Moved by Councillor Guerra  
Seconded by Councillor Nagra  
That the Public Hearing on "Surrey Zoning  
Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19939" be held at the City  
Hall on October 21, 2019, at 7:00 p.m.  
Carried

RES.R19-1675 It was Moved by Councillor Guerra  
Seconded by Councillor Nagra  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2019, No. 19940" pass its first reading.  
Carried

The said Bylaw was then read for the second time.

RES.R19-1676 It was Moved by Councillor Guerra  
Seconded by Councillor Nagra  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2019, No. 19940" pass its second reading.  
Carried

It was then  
 Moved by Councillor Guerra  
 Seconded by Councillor Nagra  
 That the Public Hearing on "Surrey Zoning  
 Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19940" be held at the City  
 Hall on October 21, 2019, at 7:00 p.m.  
 RES.R19-1677 Carried

## C. ADDITIONAL PLANNING COMMENTS

### COMMERCIAL/INDUSTRIAL/AGRICULTURAL

#### CLOVERDALE/CLAYTON

1. **7915-0020-00**  
**5175 – 184 Street**  
 Agent: Dave Batten, Krahn Engineering Ltd.  
 Owner: o865838 B.C. Ltd.  
Director Information: Kenneth Kooyman, Jeffrey Kooyman  
Officer Information as at November 9, 2018:  
 Jeffrey Kooyman (Secretary), Kenneth Kooyman (President)  
**Rezoning from A-1 and IH to CD (based on A-1 and IH)**  
**Development Permit**  
**Non-farm use under Section 20(3) of the ALC Act**  
*to allow the redevelopment of an abattoir facility and continuation of agricultural uses.*

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

1. Council rescind Resolution R19-107 of the January 30, 2019 Regular Council – Land-Use Meeting granting Second Reading to Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19341.
2. Council amend Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19341 to reflect the current proposal as well as incorporate requirements of the Agricultural Land Commission (ALC), as described in this report and shown in Appendix VII.
3. Council consider Second Reading of Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19341, as amended, and set a date for Public Hearing.
4. Council authorize staff to draft a Form and Character Development Permit 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 road dedication plan to the satisfaction of the Approving Officer;
- (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
- (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; 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.

RES.R19-1678

Carried

It was

Moved by Councillor Guerra  
Seconded by Councillor Nagra

That Council rescind Resolution RES.R19-107 of the January 30, 2019 Regular Council – Land Use minutes passing second reading of Bylaw No. 19341.

RES.R19-1679

Carried

It was

Moved by Councillor Guerra  
Seconded by Councillor Nagra

That Council amend Bylaw No. 19341 to reflect the current proposal as well as to incorporate requirements of the Agricultural Land Commission.

RES.R19-1680

Carried

It was

Moved by Councillor Guerra  
Seconded by Councillor Nagra

That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19341" pass its second reading, as amended.

RES.R19-1681

Carried

<p>It was then</p> <p>Bylaw, 1993, No. 12000, Amendment</p> <p>RES.R19-1682</p>	<p>Moved by Councillor Guerra</p> <p>Seconded by Councillor Nagra</p> <p>That the Public Hearing on "Surrey Zoning Bylaw, 2017, No. 19341" be held at the City Hall on October 21, 2019, at 7:00 p.m.</p> <p><u>Carried</u></p>
---	---

**D. ITEMS REFERRED BACK****E. CORPORATE REPORTS****F. CORRESPONDENCE****G. NOTICE OF MOTION****H. BYLAWS AND PERMITS**

## BYLAWS

1. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw 2013, No. 18009, Amendment Bylaw, 2019, No. 19825"  
7918-0283-00 – Pacific Link Industrial Park Ltd.  
c/o Wesgroup Properties Ltd. (Sunny Sandher)  
To amend CD Bylaw No. 18009 - 10377 – 120 Street and 11959 – 103A Avenue - in order to permit automotive service uses.

Council direction received April 15, 2019

<p>It was</p> <p>Amendment Bylaw 2013, No. 18009, Amendment Bylaw, 2019, No. 19825" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.</p> <p>RES.R19-1683</p>	<p>Moved by Councillor Guerra</p> <p>Seconded by Councillor Nagra</p> <p>That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw 2013, No. 18009, Amendment Bylaw, 2019, No. 19825" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.</p> <p><u>Carried</u></p> <p>With Councillor Pettigrew opposed.</p>
--	--

## BYLAWS WITH PERMITS

2. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19652"  
7916-0491-00 – Piara Homes Ltd.  
c/o Coastland Engineering & Surveying Ltd. (Michael Helle)  
RH to RQ – 3640 – 156 Street - to subdivide into 2 single family residential lots.

Council direction received July 23, 2018

It was Moved by Councillor Guerra  
Seconded by Councillor Nagra  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2018, No. 19652" be finally adopted, signed by the Mayor and  
Clerk, and sealed with the Corporate Seal.

RES.R19-1684

Carried

**Development Variance Permit No. 7916-0491-00**

3640 – 156 Street

To reduce the lot width for proposed Lot 1 in order to facilitate lots of similar width and area when proposed Lot 2 is consolidated with the adjacent property to the south.

Supported by Council September 17, 2018

- \* Planning and Development advise (see memorandum dated September 30, 2019 in back-up) that the applicant amended the proposed subdivision layout and no longer requires a Development Variance Permit. It is requested that Council close Development Variance Permit No. 7916-0491-00.

It was Moved by Councillor Guerra  
Seconded by Councillor Nagra  
That Development Variance Permit No.

7916-0491-00 be closed.

RES.R19-1685

Carried

3. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19641"  
7916-0229-00 – 1077634 B.C. Ltd. (Director Information: Parminder Atwal)  
c/o Apcon Development Ltd. (Parminder Atwal)  
RF and RM-D to RM-30 – 1620 King George Boulevard; 1635 and 1647 – 162 Street;  
16147, 16149, 16179 and 16189 – 16 Avenue - to develop 71 townhouse units.

Council direction received July 9, 2018

- \* Planning and Development advise (see memorandum dated October 2, 2019, in back-up) that it is in order for Council to pass a resolution amending the King George Highway Corridor Local Area Plan to redesignate the site from Townhouses (15 u.p.a.) to Townhouses (30 u.p.a.).

It was Moved by Councillor Guerra  
 Seconded by Councillor Nagra  
 That Council amend the King George  
 Highway Corridor Local Area Plan to redesignate the site from Townhouses  
 (15 upa) to Townhouses (30 upa).  
 RES.R19-1686 Carried  
 With Councillor Pettigrew opposed.

It was Moved by Councillor Guerra  
 Seconded by Councillor Nagra  
 That "Surrey Zoning Bylaw, 1993, No. 12000,  
 Amendment Bylaw, 2018, No. 19641" be finally adopted, signed by the Mayor and  
 Clerk, and sealed with the Corporate Seal.  
 RES.R19-1687 Carried  
 With Councillor Pettigrew opposed.

**Development Variance Permit No. 7916-0229-00**

1620 King George Boulevard; 1635 and 1647 – 162 Street; 16147, 16149, 16179 and  
 16189 – 16 Avenue

To reduce building setbacks and allow 4 visitor parking stalls to be located within  
 the required setback area in order to allow for a more functional site plan.

Supported by Council July 23, 2018

It was Moved by Councillor Guerra  
 Seconded by Councillor Nagra  
 That Development Variance Permit No.  
 7916-0229-00 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.R19-1688 Carried  
 With Councillor Pettigrew opposed.

**Development Permit No. 7916-0229-00**

1620 King George Boulevard; 1635 and 1647 – 162 Street; 16147, 16149, 16179 and  
 16189 – 16 Avenue

To permit the development of 71 unit townhouse project.

Authorized to draft July 9, 2018

It was Moved by Councillor Guerra  
 Seconded by Councillor Nagra  
 That the Mayor and Clerk be authorized to  
 execute Development Permit No. 7916-0229-00.  
 RES.R19-1689 Carried  
 With Councillor Pettigrew opposed.



## PERMIT APPROVALS

4. **Development Permit No. 7918-0038-00**  
 1032669 B.C. Ltd. (Director Information: Gulsharn Gill)  
 c/o Tech Construction LLP (Shauna Johnson)  
 To permit the development of an automotive sales and service centre building as well as a comprehensive sign design package.

Authorized to draft June 10, 2019

It was Moved by Councillor Guerra  
 Seconded by Councillor Nagra  
 That the Mayor and Clerk be authorized to  
 execute Development Permit No. 7918-0038-00.

RES.R19-1690

Carried

## APPLICATIONS/BYLAWS/PERMITS TO BE CLOSED

5. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 1998, No. 13521, Amendment Bylaw, 2010, No. 17262, Amendment Bylaw, 2016, No. 18773"  
 7916-0176-00 – 581947 B.C. Ltd.  
 c/o Pardeep Sandhu  
 To amend CD By-law No. 13521 – 15230 - 84 Avenue – in order to allow a small-scale drug store, associated with a doctor's office, as a permitted use within the existing neighbourhood commercial building.

Council direction received June 27, 2016

- \* At the Regular Council – Public Hearing Meeting Council referred Application No. 7916-0176-00 back to staff to address concerns raised during the Public Hearing. Planning and Development advise (see memorandum dated October 2, 2019 in back-up) that the applicant has requested the file be closed. It is requested that Council close this application and file the associated Bylaw.

It was Moved by Councillor Guerra  
 Seconded by Councillor Nagra  
 That application No. 7916-0176-00 be closed  
 and "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 1998, No. 13521, Amendment Bylaw, 2010, No. 17262, Amendment Bylaw, 2016, No. 18773" be filed.

RES.R19-1691

Carried

I. CLERKS REPORT

- 1. **Development Application No. 7910-0193-00**  
**"Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2012, No. 17661"**  
 China Cereals & Oils Corporation  
 13932 and 13954 – 104 Avenue

At the April 15, 2019 Regular Council – Land Use meeting, Application No. 7910-0193-00 and Rezoning By-law No. 17661 was filed and closed at the request of the applicant's consultant. The consultant was not formally authorized to act on behalf of the owner on matters pertaining to this Application (see Planning and Development memorandum dated October 2, 2019 in back-up).

Council is requested to rescind Council Resolution RES.R19-685, which filed Rezoning By-law No. 17661 and closed Development Application No. 7910-0193-00 and all applications associated with this project. This will reinstate Application No. 7910-0193-00 and restore "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2012, No. 17661" at Third Reading."

It was	Moved by Councillor Guerra Seconded by Councillor Nagra That Council rescind Resolution RES.R19-685 and reinstate Application No. 7910-0193-00 and "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2012, No. 17661" at Third Reading.
--------	--

RES.R19-1692

Carried  
With Councillors Guerra, Locke and Pettigrew opposed.

J. OTHER BUSINESS

K. ADJOURNMENT

It was	Moved by Councillor Guerra Seconded by Councillor Nagra That the October 7, 2019 Regular Council – Land Use meeting be adjourned.
--------	--

RES.R19-1693

Carried

The Regular Council - Land Use meeting adjourned at 5:39 p.m.

Certified correct:

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

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