

**Present:**

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

**Absent:**

**Staff Present:**

City Manager  
City Clerk  
General Manager, Corporate Services  
General Manager, Engineering  
General Manager, Finance  
General Manager, Parks, Recreation & Culture  
General Manager, Planning & Development  
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 January 13, 2020,

Regular Council Land Use meeting be adopted.

RES.R20-3

Carried

**B. LAND USE APPLICATIONS**

**COMMERCIAL/INDUSTRIAL/AGRICULTURAL**

**FLEETWOOD/GUILDFORD**

**1. 7919-0288-00**

**15551 Fraser Highway**

Agent: Jordan Desrochers, Priority Permits Ltd.

Owner: Eskaylee Enterprises Ltd.

**Development Variance Permit**

*to permit four (4) fascia signs on the same façade of the building for a restaurant in Fleetwood.*

It was

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

Permit No. 7919-0288-00, to vary the Sign By-law, to increase the maximum number of allowable fascia signs per premises from two (2) fascia signs to four(4) fascia signs and to permit all 4 of these signs to be located on the same façade (south), to proceed to Public Notification.

RES.R20-4

Carried

SURREY CITY CENTRE/WHALLEY

2. **7919-0016-00**  
**11940 Old Yale Road**  
Agent: Suneil Sangha, Herr Law Group  
Owner: Fraser River R.V. Park Inc.  
**Temporary Use Permit**  
*to permit temporary truck parking for a period not to exceed three (3) years.*

It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That Application 7919-0016-00 be denied.

Before the question was put:

It was Moved by Councillor Nagra  
Seconded by Councillor Guerra  
That Application 7919-0016-00 be referred  
back to staff to complete the development review process, including the necessary  
referrals and notifications, as well as to work with the applicant to establish  
appropriate interface screening with the existing RV Park, and to then prepare a  
Temporary Use Permit for Council's consideration.

RES.R20-5

Carried  
With Councillors Annis, Hundial, Locke and  
Pettigrew opposed.

RESIDENTIAL/INSTITUTIONAL

NEWTON

3. **7919-0222-00**  
**13507 - 84A Avenue**  
Agent: B. Sibia  
Owner: H. Deol  
**Development Variance Permit**  
*to reduce the front yard setback to permit the development of a single-family dwelling.*

It was Moved by Councillor Guerra  
Seconded by Councillor Nagra  
That Council approve Development Variance  
Permit No. 7919-0222-00, to reduce the minimum front yard setback of the  
RF Zone from 7.5 metres to 5.0 metres to the principal building face and 6.0 metres  
to the garage, to proceed to Public Notification.

RES.R20-6

Carried

## C. ADDITIONAL PLANNING COMMENTS

RESIDENTIAL/INSTITUTIONALCLOVERDALE/CLAYTON

## 1. 7917-0347-00

18805 and 18855 - 72 Avenue

Agent: Colin Hogan, Focus Architecture Incorporated

Owner: 1098629 B.C. Ltd.

Director Information: Ross Elliott, Martina RempelNo Officer Information Filed as at December 1, 2018.**OCP Amendment from Urban to Multiple Residential****NCP amendment of a portion from Neighbourhood Commercial to High Density****Residential (22-45 upa) and Mixed-Use Commercial/Residential (4-5 storeys)****Rezoning from RA to CD (based on C-5, RM-56 and RM-30)****Development Permit***to permit the development of a 5-storey mixed-use building and 96 townhouse units.*

It was

Moved by Councillor

Seconded by Councillor

That:

1. Council rescind Third Reading of Bylaw No. 19748 granted by Resolution R19-370 at the February 25, 2019 Regular Council – Public Hearing meeting.

2. Council rescind Second Reading of Bylaw No. 19748 granted by Resolution R19-219 at the February 11, 2019 Regular Council – Land Use meeting.

3. Council amend Bylaw No. 19748 to incorporate the following revised density and lot coverage provisions, as shown in Appendix I:

(a) maximum floor area ratio has been amended from 1.09 to 1.12;

(b) maximum unit density has been amended from 90 dwelling units per hectare (37 upa) to 92 dwelling units per hectare (37 upa); and

(c) maximum lot coverage has been amended from 43% to 44%

4. Council consider Second Reading of Bylaw No. 19748 (Appendix I), as amended, and set a date for a new Public Hearing.

RES.R20-6a

Carried

With Councillors Locke and Pettigrew opposed.

- RES.R20-7 It was Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That Council rescind Resolution No. R19-370 of  
 the February 25, 2019 Regular Council – Public Hearing minutes passing third  
 reading of Bylaw No. 19748.  
Carried  
 With Councillors Locke and Pettigrew  
 opposed.
- RES.R20-8 It was Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That Council rescind Resolution No. R19-219  
 of the February 11, 2019 Regular Council – Land Use minutes passing second  
 reading of Bylaw No. 19748.  
Carried  
 With Councillors Locke and Pettigrew  
 opposed.
- RES.R20-9 It was Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That Council amend Bylaw No. 19748 to  
 incorporate the revised density and lot coverage provisions, as shown in  
 Appendix I to adjust the maximum floor area ratio to 1.12, the maximum unit  
 density to 92 dwelling units per hectare (37 u.p.a.) and the maximum lot coverage  
 to 44%.  
Carried  
 With Councillors Locke and Pettigrew  
 opposed.
- RES.R20-10 It was Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That "Surrey Zoning Bylaw, 1993, No. 12000,  
 Amendment Bylaw, 2018, No. 19748", as amended, pass its second reading.  
Carried  
 With Councillors Locke and Pettigrew  
 opposed.
- RES.R20-11 It was then Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That the Public Hearing on "Surrey Zoning  
 Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19748", as amended be held  
 at City Hall on January 27, 2020, at 7:00 p.m.  
Carried  
 With Councillors Locke and Pettigrew  
 opposed.

**D. ITEMS REFERRED BACK**

This section has no items to consider.

**E. CORPORATE REPORTS**

This section has no items to consider.

**F. CORRESPONDENCE**

This section has no items to consider.

**G. NOTICE OF MOTION**

This section has no items to consider.

**H. BYLAWS AND PERMITS**

**BYLAWS**

- 1. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19762"  
7918-0381-00 – 1173247 B.C Ltd. (Director Information: Tirath Singh Khattrra)  
c/o Hub Engineering Inc. (Mike Kompter)  
RA to RF – 18572 – 58 Avenue - to subdivide into 10 single family lots along with  
the adjacent property to the east (18609 – 57 Avenue).

**Note:** Change of Ownership

Council direction received January 14, 2019

It was	Moved by Councillor Guerra
	Seconded by Councillor Patton
	That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19762" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R20-12

Carried  
With Councillor Pettigrew opposed

**BYLAWS WITH PERMITS**

- 2. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19566"  
7917-0372-00 – St. George Malankara Orthodox Church, BC  
c/o St. George Malankara Orthodox Church, BC (Cherry Itty)  
RA to PA-1 – 15141 – 72 Avenue - to develop a church and daycare.

**Note:** As directed by Council on April 23, 2018 the applicant has registered a Restrictive Covenant limiting the number of seats to 146.

Council direction received April 9, 2018

RES.R20-13

It was Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19566" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.  
Carried  
 With Councillor Pettigrew opposed.

**Development Variance Permit No. 7917-0372-00**

15141 - 72 Avenue

To reduce the landscape strip along the east property line in order to allow for an increased buffer along the west property line, beside residential properties.

Supported by Council on April 23, 2018

RES.R20-14

It was Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That Development Variance Permit No. 7917-0372-00 be approved; that the Mayor and Clerk be authorized to sign the Permit; and that Council authorize the transfer of the Permit to the heirs, administrators, executors, successors, and assigns of the title of the land within the terms of the Permit.  
Carried  
 With Councillor Pettigrew opposed.

- 3. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19638" 7917-0484-00 - K. Sidhu c/o H.Y. Engineering Ltd. (Rhona Dulay) RA and RH to RH - 13083 - 56 Avenue - to subdivide a split zoned property into 7 single family suburban lots.

**Note:** Change of Ownership

Council direction received July 9, 2018

RES.R20-15

It was Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That Council amend the West Panorama Ridge Local Area Plan to redesignate a portion of the site from Suburban Residential (1-Acre) to Suburban Residential (1/2 Acre).  
Carried









5. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19256"  
7915-0357-00 – Paramjit and Jagdish Nijjer and Sarbjit Taggar  
c/o H.Y. Engineering Ltd. (Lori Joyce)  
RA to RF-10, RF-12 and RF-13 – 13935 and 13967 – 60 Avenue - to subdivide into  
27 single family lots (20 RF-10, 5 RF-12 and 2 RF-13).

Council direction received May 8, 2017

RES.R20-23  
It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That Council amend the South Newton  
Neighbourhood Concept Plan to amend the road network.  
Carried  
With Councillor Pettigrew opposed.

RES.R20-24  
It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2017, No. 19256" be finally adopted, signed by the Mayor and  
Clerk, and sealed with the Corporate Seal.  
Carried  
With Councillor Pettigrew opposed.

**Development Variance Permit No. 7915-0357-00**

13935 and 13967 – 60 Avenue

To reduce the rear yard setback from 6.0 metres (20 ft.) to 5.4 metres (18 ft.) for  
proposed Lots 1 to 5 in order to allow for functional floor plans.

Supported by Council September 11, 2017

RES.R20-25  
It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That Development Variance Permit  
No. 7915-0357-00 be approved; that the Mayor and Clerk be authorized to sign the  
Permit; and that Council authorize the transfer of the Permit to the heirs,  
administrators, executors, successors, and assigns of the title of the land within the  
terms of the Permit.  
Carried  
With Councillor Pettigrew opposed.

**Development Permit No. 7915-0357-00**

13935 and 13967 – 60 Avenue

To permit the development of Hazard Lands and Sensitive Ecosystems

Authorized to draft on May 8, 2017

It was

Moved by Councillor Guerra

Seconded by Councillor Patton

That the Mayor and Clerk be authorized to

execute Development Permit No. 7915-0357-00.

RES.R20-26

Carried

With Councillor Pettigrew opposed.

PERMIT APPROVALS

**6. Development Variance Permit No. 7919-0229-00**

7500 - 120 Street Unit 113

Highwood Enterprises Ltd.

c/o D. Khurana

To reduce the minimum 400 metre (1,300 ft.) separation distance between a small-scale drug store and an existing drug store.

Supported by Council on October 7, 2019

It was

Moved by Councillor Guerra

Seconded by Councillor Patton

That Development Variance Permit

No. 7919-0229-00 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.R20-27

Carried

With Councillor Pettigrew opposed.

**I. CLERKS REPORT**

This section has no items to consider.

**J. OTHER BUSINESS**

This section has no items to consider.

K. ADJOURNMENT

It was

Moved by Councillor Guerra  
Seconded by Councillor Patton  
That the January 13, 2020 Regular Council -

Land Use meeting be adjourned.  
RES.R20-28

Carried

The Regular Council - Land Use meeting adjourned at 5:43 p.m.

Certified correct:

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

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