

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 25, 2021,

Regular Council Land Use meeting be adopted.

RES.R21-79

Carried

B. LAND USE APPLICATIONS**1. 7917-0282-01**

13105 - 56 Avenue

Owners: S. Mohammad, T. Hussain

Agent: H.Y. Engineering Ltd. (Fahad Abrahani)

Development Variance Permit

to reduce the minimum lot width to allow subdivision into two single family lots.

It was

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

Permit No. 7917-0282-01, to reduce the minimum lot width of the "Half Acre Residential Zone (RH)" from 30 metres to 25.5 metres for proposed Lots 1 and 2, to proceed to Public Notification.

RES.R21-80

Carried

2. **7920-0296-00**
3366 - 156A Street
 Owner: The Board of School Trustees of School District No. 36 (Surrey)
 Agent: School District No. 36 (Surrey) (Wendy Crowe)
Development Variance Permit
to reduce the side (north) yard on flanking street setback to permit the addition of eight classrooms to Morgan Elementary School.

It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That Council approve Development Variance Permit No. 7920-0296-00, to reduce the minimum side yard (north) on flanking street setback under the General Provisions of Zoning By-law No. 12000 for a public school building from 15 metres to 12.4 metres, to proceed to Public Notification.

RES.R21-81

Carried

3. **7920-0282-00**
9965 and 9953 - 156 Street
 Owner: D. Steeves, DS Guildford South Developments Ltd.
 Agent: Dawson & Sawyer Developments Ltd. (Taylor McClay)
Development Permit
to permit temporary on-site real estate development marketing signage for a conditionally approved townhouse development.

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

1. Council approve the applicant's request to vary the Sign By-law for temporary on-site real estate development/construction signage, as described in Appendix I; and
2. Council approve Development Permit No. 7920-0282-00 and authorize the Mayor and Clerk to execute the Permit.

RES.R21-82

Carried

4. **7920-0032-00**
13630 - 72 Avenue
 Owner: Sunstone (Newton Crossing) Holdings Inc.
 Agent: Priority Permits Ltd. (Jordan Desrochers)
Development Permit
to permit the installation of multiple fascia signs and an awning sign through a comprehensive sign design package.

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

1. Council approve the applicant's request to vary the Sign By-law as described in Appendix I; and
2. Council approve Development Permit No. 7920-0032-00 including a comprehensive sign design package and authorize the Mayor and Clerk to execute the Permit.

RES.R21-83

Carried

5. **7918-0065-00**
8409 - 156 Street (8407 - 156 Street)
Owner: S. Binng
Agent: Coastland Engineering & Surveying Ltd. (Michael Helle)
Rezoning from RM-D to RF-13
Development Variance Permit
to permit subdivision into two (2) single family small lots, one with reduced lot width.

The General Manager, Planning & Development was recommending approval of the recommendations outlined in his report.

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

1. A Bylaw be introduced to rezone the subject site from "Duplex Residential Zone (RM-D)" to "Single Family Residential (13) Zone (RF-13)" and a date be set for Public Hearing;
2. Council approve Development Variance Permit No. 7918-0065-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum lot width of a Type I Corner Lot under the RF-13 Zone from 14 metres to 12.6 metres for proposed Lot 2;
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 landscaping plan and landscaping cost estimate to the specifications and 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) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
- (f) the applicant provide a density bonus amenity contribution consistent with the Tier 1 Capital Projects CACs in support of the requested increased density, to the satisfaction of the General Manager, Planning and Development Department; and
- (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.

RES.R21-84

Carried

It was

Moved by Councillor Guerra

Seconded by Councillor Patton

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

Amendment Bylaw, 2021, No. 20273" pass its first reading.

RES.R21-85

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, 2021, No. 20273" pass its second reading.

RES.R21-86

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, 2021, No. 20273" be held on February 8, 2021, at 7:00 p.m.

RES.R21-87

Carried

6. 7920-0236-00

10905 Scott Road

Owner: Transcold Distribution Ltd.

Agent: Wales McLelland Construction (Darren Sauer)

Development Permit / Development Variance Permit

to permit the development of a two-storey industrial warehouse building with upper floor office space.

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

1. Council authorize staff to draft Development Permit No. 7920-0236-00 generally in accordance with the attached drawings (Appendix I) and the finalized geotechnical report;
2. Council approve Development Variance Permit No. 7920-0236-00, varying the following to proceed to Public Notification:
 - (a) to reduce the minimum northeast rear yard setback of the IL-1 Zone from 7.5 metres to 2.7 metres;
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 road dedication plan to the satisfaction of the Approving Officer;
 - (c) input from the Ministry of Transportation & Infrastructure;
 - (d) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (e) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (f) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (g) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (h) submission of a finalized Geotechnical Report to the satisfaction of City staff; and
 - (i) registration of a Section 219 Restrictive Covenant to restrict habitable floor area below the Flood Construction Level (FCL) and to inform current and future owners that the subject property is located within a floodplain area and that any buildings or structures constructed upon the lot may be damaged by flooding or erosion.

RES.R21-88

Carried

7. **7918-0279-00**
3056 – 184 Street
 Owners: T. Siddiqui, F. Sheikh
 Agent: Ninety Four Development Ltd. (Justin Bowe)
Development Permit / Development Variance Permit
to reduce the minimum streamside setback from a Class A watercourse to facilitate the construction of a new single family dwelling.

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

1. Council authorize staff to draft Development Permit No. 7918-0279-00 generally in accordance with the attached drawings;
2. Council approve Development Variance Permit No. 7918-0279-00 (Appendix I), varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum side yard (south) setback of the A-1 Zone from 3.0 metres to 1.2 metres; and
 - (b) to reduce the minimum setback distance for a Class A (red-coded) watercourse from 15 metres to 10 metres from top-of-bank;
3. 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) 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 Ecosystem Development Plan to the satisfaction of City staff; and
 - (d) registration of a Restrictive Covenant for protection of the riparian area.

RES.R21-89

Carried

8. **7918-0163-00**
7328 and 7342 - 144 Street
 Owner: Newton Fellowship Baptist Church
 Agent: Newton Fellowship Church (Colin van der Kuur)
NCP Amendment for a portion of the site from Multiple Residential (Townhouses) to Institutional
Rezoning from RA and PA-1 to CD (based on PA-1)
to permit the development of a child care centre on a lot with an existing church.

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

1. A Bylaw be introduced to rezone the subject site from "Assembly Hall 1 Zone (PA-1)" and "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)" 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) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department; and
 - (e) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
3. Council pass a resolution to amend the East Newton North Neighbourhood Concept Plan (NCP) to redesignate a portion of the land from Multiple Residential (Townhouses) to Institutional when the project is considered for final adoption (Appendix IV).

RES.R21-90 Carried

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2021, No. 20274" pass its first reading.

RES.R21-91 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, 2021, No. 20274" pass its second reading.

RES.R21-92 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, 2021, No. 20274" be held on
 February 8, 2021, at 7:00 p.m.

RES.R21-93

Carried

**9. 7920-0271-00
 2728 Ohara Lane**

Owner: Crescent Beach Properties Ltd.
 Agent: Crescent Beach Properties Ltd. (Rino Aufiero)

Development Variance Permit

to reduce the side yard setback to allow the construction of a covered outdoor patio structure.

It was
 Moved by Councillor Guerra
 Seconded by Councillor Patton
 That Council approve Development Variance
 Permit No. 7920-0271-00, to reduce the minimum north setback of the C-5 Zone
 for buildings and structures from 7.5 metres to 1.0 metres and minimum west
 setback of the C-5 Zone for buildings and structures from 7.5 metres to 4.4 metres,
 to proceed to Public Notification.

RES.R21-94

Carried

C. ADDITIONAL PLANNING COMMENTS

This section had no items to consider.

D. ITEMS REFERRED BACK

This section had no items to consider.

E. CORPORATE REPORTS

This section had no items to consider.

F. CORRESPONDENCE

This section had no items to consider.

G. NOTICE OF MOTION

This section had no items to consider.

H. BYLAWS AND PERMITS

BYLAWS

- 1. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19821"
7918-0247-00
Owner: H. Sandhu, L. Sandhu
Agent: Mainland Engineering Design Corp. (Rajeev Mangla)
RA to RF-13 - 14157 - 60A Avenue - to subdivide into 2 single family small lots.

Council direction received April 15, 2019

It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2019, No. 19821" be finally adopted.

RES.R21-95 Carried

BYLAWS WITH PERMITS

- 2. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2020, No. 20038"
7919-0305-00
Owner: R. Day, E. Lee, T. Chung
Agent: Hub Engineering Inc. (Mike Kompter)
RF and CD to RF-12 - 2388 - 157 Street and Portion of 2371 - 157A Street
To subdivide the site into 3 new single family small lots.

Council direction received February 24, 2020

It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That Council amend the King George
 Highway Corridor Local Area Plan to redesignate the subject site from "Mobile
 Home Park" to "Single Family Small Lots".

RES.R21-96 Carried

It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2020, No. 20038" be finally adopted.

RES.R21-97 Carried

Development Variance Permit No. 7919-0305-00

2388 - 157 Street and Portion of 2371 - 157A Street
 To reduce the minimum rear yard setback from 7.5 metres to 5.0 metres for 50% of
 the principal building face, while maintaining the rear yard setback for the
 remaining 50% of the rear building face, to 7.5 metres for proposed Lots 1 and 2
 and to 6.0 metres for proposed Lot 3, which may be reduced to 4.5 metres for a
 rear deck.

Council supported March 9, 2020

RES.R21-98 It was
Development Variance Permit No. 7919-0305-00.
Carried

Moved by Councillor Guerra
Seconded by Councillor Patton
That Council authorize the issuance of

PERMIT APPROVALS

3. **Development Variance Permit No. 7920-0173-00**

Owner: Riokim Holdings (Strawberry Hill) Inc.
Agent: WA Architects (Barry Weih)
12101 – 72 Avenue
To reduce the minimum rear yard (north) setback from 7.5 metres to 3.3 metres in order to construct a new stand-alone restaurant building.

Council supported January 11, 2021

RES.R21-99 It was
Development Variance Permit No. 7920-0173-00.
Carried

Moved by Councillor Guerra
Seconded by Councillor Patton
That Council authorize the issuance of

Development Permit No. 7920-0173-00

12101 – 72 Avenue
To permit the development of a new 311 square metre stand-alone restaurant building.

Council authorized to draft December 21, 2020

RES.R21-100 It was
Development Permit No. 7920-0173-00.
Carried

Moved by Councillor Guerra
Seconded by Councillor Patton
That Council authorize the issuance of

4. **Development Variance Permit 7918-0268-00**

Owner: 1049498 BC Ltd.
Director Information: Jatinder Didden, Kapil Goyal
Agent: Kumar Architecture Ltd. (R. Kumar)
12989 – 24 Avenue
To reduce the minimum east side yard setback on a flanking street from 7.5 metres to 4.5 metres for the principle building in order to facilitate the construction of a single family dwelling.

Council supported December 21, 2020

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That Council authorize the issuance of

RES.R21-101 Development Variance Permit No. 7918-0268-00.
Carried

Development Permit No. 7918-0268-00

12989 – 24 Avenue

To issue a Sensitive Ecosystems (Green Infrastructure Areas) Development Permit in accordance with the Ecosystems Development Plan.

Council authorized to draft December 7, 2020

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That Council authorize the issuance of

RES.R21-102 Development Permit No. 7918-0268-00.
Carried

I. CLERKS REPORT

This section had no items to consider.

J. OTHER BUSINESS

This section had no items to consider.

K. ADJOURNMENT

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That the January 25, 2021 Regular Council –

RES.R21-103 Land Use meeting be adjourned.
Carried

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

Certified correct:

Jennifer Ficocelli, City Clerk

Mayor Doug McCallum