



Regular Council - Land Use Minutes

Council Chambers
City Hall
13450 - 104 Avenue
Surrey, B.C.
MONDAY, FEBRUARY 20, 2017
Time: 5:50 p.m.

Present:

Mayor Hepner
Councillor Gill
Councillor Hayne
Councillor LeFranc
Councillor Starchuk
Councillor Steele
Councillor Villeneuve
Councillor Woods

Absent:

Councillor Martin

Staff Present:

City Clerk
City Manager
City Solicitor
General Manager, Engineering
Acting General Manager, Finance & Technology
General Manager, Human Resources
General Manager, Parks, Recreation & Culture
General Manager, Planning & Development
Land Development Engineer
Manager, Area Planning & Development, North Division
Manager, Area Planning & Development, South Division

A. ADOPTION OF MINUTES

B. LAND USE APPLICATIONS

COMMERCIAL/INDUSTRIAL/AGRICULTURAL

SOUTH SURREY

1. **7916-0717-00**
2525 – 188 Street
Navid Fereidonni, Krahn Engineering Ltd. / Subzero Cold Logistics Inc.
 Development Variance Permit
to reduce the required parking for a proposed cold storage warehouse facility.

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

It was Moved by Councillor Gill
Seconded by Councillor Steele
That Council approve Development Variance

Permit No. 7916-0717-00, to vary the Zoning By-law to reduce the number of on-site parking spaces from 47 to 39, to proceed to Public Notification.

RES.R17-434

Carried

RESIDENTIAL/INSTITUTIONAL

FLEETWOOD/GUILDFORD

2. 7916-0358-00
16070 - 112 Avenue
Bernice Quintal
 Development Variance Permit
to permit subdivision into two (2) single family lots and retain the existing house on proposed Lot 2.

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

It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That Council approve Development Variance Permit No. 7916-0358-00, to reduce the minimum west yard setback of the RF Zone from 1.8 metres (6 ft.) to 1.2 metres (4 ft.) for the existing single family dwelling on proposed Lot 2, to proceed to Public Notification.

RES.R17-435

Carried

3. 7916-0383-00
15720 - 88 Avenue
Rampaul Sangha / Paramjit K Sangha, Hardev Sangha
 Development Variance Permit
to reduce the minimum front and rear yard setbacks for a proposed single family dwelling on a lot fronting an arterial road (88 Avenue)

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

It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That Council approve Development Variance Permit No. 7916-0383-00, varying the following setbacks in the RF Zone, to proceed to Public Notification:

- (a) to reduce the minimum front yard (north) setback from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) measured to the front entry porch and to 6.5 metres (21 ft.) measured to the front face of the principal building; and
- (b) to reduce the minimum rear yard (south) setback from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) for the principal building.

RES.R17-436

Carried

4. 7916-0031-00
9822 and 9834 - 179 Street
Anya Paskovic, Aplin & Martin Consultants Ltd.
Canadian Horizons (179th Street) Land Corp.
OCP Amendment for a portion from Suburban to Urban
LAP Amendment for a portion from Urban Transition 4-5 UPA and Single Family Residential 4-6 UPA to Suburban Residential 2-4 upa Gross
Rezoning from RA to CD (based on RH-G) and RF
to allow subdivision into 11 single family lots.

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

It was Moved by Councillor Gill
Seconded by Councillor Steele
That:

1. a Bylaw be introduced to amend the OCP by redesignating a portion of the subject site 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 a portion of the subject site shown as Blocks I and II on Schedule A of the attached CD Bylaw (Appendix IX) 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 a portion of the subject site shown as Blocks A and B on the attached Survey Plan (Appendix I) from "One-Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)" and a date be set for Public Hearing.
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) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (f) the applicant address the 15% cash-in-lieu for parkland requirement associated with gross density type lots;
- (g) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department; and
- (h) registration of a Section 219 Restrictive Covenant for "no build" on portions of proposed Lot 11 until future consolidation with a portion of the adjacent property to the north (9868 – 179 Street).

6. Council pass a resolution to amend the Abbey Ridge Local Area Plan to redesignate a portion of the land from "Urban Transition 4-5 upa" and "Single Family Residential 4-6 UPA" to "Suburban Residential 2-4 UPA Gross" when the project is considered for final adoption.

RES.R17-437

Carried

It was

Moved by Councillor Gill
 Seconded by Councillor Steele
 That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2017, No. 19155" pass its first reading.

RES.R17-438

Carried

The said Bylaw was then read for the second time.

It was

Moved by Councillor Gill
 Seconded by Councillor Steele
 That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2017, No. 19155" pass its second reading.

RES.R17-439

Carried

It was then

Moved by Councillor Gill
 Seconded by Councillor Steele
 That the Public Hearing on "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2017, No. 19155" be held at the City Hall on March 6, 2017, at 7:00 p.m.

RES.R17-440

Carried

It was

Moved by Councillor Gill
 Seconded by Councillor Steele
 That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19156" pass its first reading.

RES.R17-441

Carried

The said Bylaw was then read for the second time.

RES.R17-442 It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2017, No. 19156" pass its second reading.
Carried

RES.R17-443 It was then Moved by Councillor Gill
Seconded by Councillor Steele
That the Public Hearing on "Surrey Zoning
Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19156" be held at the City Hall
on March 6, 2017, at 7:00 p.m.
Carried

RES.R17-444 It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2017, No. 19157" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R17-445 It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2017, No. 19157" pass its second reading.
Carried

RES.R17-446 It was then Moved by Councillor Gill
Seconded by Councillor Steele
That the Public Hearing on "Surrey Zoning
Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19157" be held at the City Hall
on March 6, 2017, at 7:00 p.m.
Carried

NEWTON

5. 7916-0177-00
7860 - 124 Street
Sandeep Buttar / Swarn S Buttar, Ravinder K Buttar
Development Variance Permit
to allow subdivision into two single family lots.

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

It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That Council approve Development Variance
 Permit No. 7916-0177-00, varying the following, to proceed to Public Notification:

- (a) to reduce the minimum lot width of the RF Zone from 15 metres (50 ft.) to 14.1 metres (46 ft.) for proposed Lots 1 and 2;
- (b) to reduce the minimum south side yard setback of the RF Zone for the principal building from 1.8 metres (6 ft.) to 1.2 metres (4 ft.) for proposed Lot 1; and
- (c) to reduce the minimum north side yard setback of the RF Zone for the principal building from 1.8 metres (6 ft.) to 1.2 metres (4 ft.) for proposed Lot 2.

RES.R17-447

Carried**SOUTH SURREY**

6. 7917-0017-00
 2279 - 130A Street
Kenneth G. Scoten / Christine D. Scoten, Kenneth G. Scoten
 Development Variance Permit
to permit the retention of an existing shed and the construction of a greenhouse.

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

It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That Council approve Development Variance
 Permit No. 7917-0017-00, to increase the maximum lot coverage of the RH-G Zone from 25% to 27.5%, proceed to Public Notification.

RES.R17-448

Carried

7. 7916-0656-00
 15330 - 28 Avenue
Natasha Hargreaves, Citiwest Consulting Ltd. / Gordana Barrett, Steven J. Barrett
 Rezoning from RF to RF-10
to allow subdivision into four (4) single family small lots.

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

It was

Moved by Councillor Gill
 Seconded by Councillor Steele
 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) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) 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;
 - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
 - (g) the applicant satisfy the deficiency in tree replacement on the site, 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 (6 upa)" to "Single Family Small Lots" when the project is considered for final adoption.

RES.R17-449

Carried

It was

Moved by Councillor Gill
 Seconded by Councillor Steele
 That "Surrey Zoning Bylaw, 1993, No. 12000,

Amendment Bylaw, 2017, No. 19158" pass its first reading.

RES.R17-450

Carried

The said Bylaw was then read for the second time.

- RES.R17-451 It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2017, No. 19158" pass its second reading.
Carried
- RES.R17-452 It was then Moved by Councillor Gill
Seconded by Councillor Steele
That the Public Hearing on "Surrey Zoning
Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19158" be held at the City Hall
on March 6, 2017, at 7:00 p.m.
Carried

COMMERCIAL/INDUSTRIAL/AGRICULTURAL

NEWTON

8. 7914-0076-00
8910 - 120 Street
Jay Prasad, J. Prasad & Associates / Khanna Management Ltd.
Rezoning from CD (By-law No. 9399) to CD / Development Permit
to permit the development of a 3-storey commercial building.

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

- It was Moved by Councillor Gill
Seconded by Councillor Steele
That:
1. a Bylaw be introduced to rezone the subject site from "Comprehensive Development Zone (CD)" (By-law No. 9399) to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
 2. Council approve the applicant's request to vary Surrey Sign By-law No. 13656 as described in Appendix II.
 3. Council authorize staff to draft Development Permit No. 7914-0076-00 including a comprehensive sign design package, generally in accordance with the attached drawings (Appendix III).
 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 tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
- (d) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
- (e) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
- (f) demolition of the existing buildings to the satisfaction of the Planning and Development Department;
- (g) submission of a Section 219 Restrictive Covenant to regulate hours of operation between the banquet hall facility and the other uses on the site given the shared parking arrangements on the site; and
- (h) submission 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.R17-453

Carried

It was

Moved by Councillor Gill
 Seconded by Councillor Steele
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2017, No. 19159" pass its first reading.

RES.R17-454

Carried

The said Bylaw was then read for the second time.

It was

Moved by Councillor Gill
 Seconded by Councillor Steele
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2017, No. 19159" pass its second reading.

RES.R17-455

Carried

It was then

Moved by Councillor Gill
 Seconded by Councillor Steele
 That the Public Hearing on "Surrey Zoning
 Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19159" be held at the City Hall
 on March 6, 2017, at 7:00 p.m.

RES.R17-456

Carried

RESIDENTIAL/INSTITUTIONALNEWTON

9. 7912-0066-00
6427 - 142 Street
Peter Zebroff / Saroj Khera, Rajjinder Khera
 Development Permit / Development Variance Permit
to reduce the minimum streamside setback, in order to permit a 7 lot single family residential subdivision.

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

It was Moved by Councillor Gill
 Seconded by Councillor Villeneuve
 That

1. Council approve Development Variance Permit No. 7912-0066-00, to reduce the minimum setback distance from the top-of-bank for a "Channelized Class A Stream" in Part 7A of Zoning By-law No. 12000, from 25 metres (82 ft.) to 9.3 metres (31 ft.), measured from the top-of-bank to the north lot line of proposed Lot 7, to proceed to Public Notification.
2. Council authorize staff to draft Development Permit No. 7912-0066-00 for Sensitive Ecosystems and Hazard Lands, generally in accordance with the attached subdivision layout (Appendix II).
3. Council instruct staff to resolve the following issues prior to Development Permit issuance:
 - (a) registration of a statutory right-of-way on a portion of proposed Lot 7, shown hatched in Appendix II, for the purpose of drainage maintenance.

RES.R17-457

Carried

C. **ITEMS REFERRED BACK**

RESIDENTIAL/INSTITUTIONALNEWTON

1. 7916-0069-00
Portion of 6230 - 120 Street
Kevin Chan, Woodbridge Properties Ltd. / Sunshine Ridge Baptist Church
 OCP Amendment of a portion of the site from Urban to Multiple Residential
 Rezoning of a portion of the site from PA-2 to RM 30
 Development Permit / Development Variance Permit
to permit the development of 38 townhouse units.

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

It was
Moved by Councillor Gill
Seconded by Councillor Steele
That:

1. Council grant Third Reading to OCP Amendment Bylaw No. 18894, re-designating a portion of the subject site from "Urban" to "Multiple Residential".
2. Council grant Third Reading to Rezoning Bylaw No. 18895, rezoning a portion of the subject site from "Assembly Hall (2) Zone (PA-2)" to "Multiple Residential (30) Zone (RM-30)".
3. Council approve the applicant's request to reduce the amount of required indoor amenity space from 114 square metres (1,227 square feet) to 66 square metres (710 square feet).
4. Council authorize staff to draft Development Permit No. 7916-0069-00 generally in accordance with the attached drawings (Appendix II).
5. That Development Variance Permit No. 7916-0069-00, which has received Public Notification, be supported and that staff be authorized to bring the Permit forward for issuance and execution by the Mayor and the City Clerk in conjunction with Final Adoption of Rezoning Bylaw Nos. 18894 and 18895.

RES.R17-458

Carried

It was
Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2016, No. 18894" pass its third reading.

RES.R17-459

Carried

It was
Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18895" pass its third reading.

RES.R17-460

Carried

D. LAND USE CONTRACT TERMINATIONS

RESIDENTIAL/INSTITUTIONALNEWTON1. 7916-0573-00

Between 79A Avenue and 80B Avenue, and 138 Street and 140 Street

Terminate Land Use Contract No. 537

to permit the existing underlying RF-G Zone to come into effect.

The Planning & Development Department was recommending that a Bylaw be introduced to terminate Land Use Contract No. 537 and a date be set for Public Hearing.

It was

Moved by Councillor Gill

Seconded by Councillor Steele

That "Surrey Land Use Contract No. 537,

Termination Bylaw, 2017, No. 19138" pass its first reading.

RES.R17-461

Carried

The said Bylaw was then read for the second time.

It was

Moved by Councillor Gill

Seconded by Councillor Steele

That "Surrey Land Use Contract No. 537,

Termination Bylaw, 2017, No. 19138" pass its second reading.

RES.R17-462

Carried

It was then

Moved by Councillor Gill

Seconded by Councillor Steele

That the Public Hearing on "Surrey Land Use

Contract No. 537, Termination Bylaw, 2017, No. 19138" be held at the City Hall on

Tuesday April 11, 2017, at 6:00 p.m.

RES.R17-463

Carried

2. 7916-0566-00

Between 80 Avenue and 80B Avenue, and 139A Street and 140 Street; and 138A Street at 79A Avenue.

Terminate Land Use Contract No. 192

to permit the existing underlying RF and RF-G Zones to come into effect.

The Planning & Development Department was recommending that a Bylaw be introduced to terminate Land Use Contract No. 192 and a date be set for Public Hearing.

RES.R17-464 It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That "Surrey Land Use Contract No. 192,
 Termination Bylaw, 2017, No. 19139" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R17-465 It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That "Surrey Land Use Contract No. 192,
 Termination Bylaw, 2017, No. 19139" pass its second reading.
Carried

RES.R17-466 It was then Moved by Councillor Gill
 Seconded by Councillor Steele
 That the Public Hearing on "Surrey Land Use
 Contract No. 192, Termination Bylaw, 2017, No. 19139" be held at the City Hall on
 Tuesday April 11, 2017, at 6:00 p.m.
Carried

SURREY CITY CENTRE/WHALLEY

3. 7916-0596-00
13123, 13125, 13127, 13135, 13143 and 13145 - 88 Avenue
 Terminate Land Use Contract No. 265
to permit the existing underlying RF and RM-D Zones to come into effect.

The Planning & Development Department was recommending that a Bylaw be introduced to terminate Land Use Contract No. 265 and a date be set for Public Hearing.

RES.R17-467 It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That "Surrey Land Use Contract No. 265,
 Termination Bylaw, 2017, No. 19140" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R17-468 It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That "Surrey Land Use Contract No. 265,
 Termination Bylaw, 2017, No. 19140" pass its second reading.
Carried

It was then Moved by Councillor Gill
 Seconded by Councillor Steele
 That the Public Hearing on "Surrey Land Use
 Contract No. 265, Termination Bylaw, 2017, No. 19140" be held at the City Hall on
 Tuesday April 11, 2017, at 6:00 p.m.

RES.R17-469

Carried

4. 7916-0648-00
9400 Block of Prince Charles Boulevard

Terminate Land Use Contract No. 140
to permit the existing underlying RF and RM-15 Zones to come into effect.

The Planning & Development Department was recommending that a Bylaw be introduced to terminate Land Use Contract No. 140 and a date be set for Public Hearing.

It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That "Surrey Land Use Contract No. 140,
 Termination Bylaw, 2017, No. 19141" pass its first reading.

RES.R17-470

Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That "Surrey Land Use Contract No. 140,
 Termination Bylaw, 2017, No. 19141" pass its second reading.

RES.R17-471

Carried

It was then Moved by Councillor Gill
 Seconded by Councillor Steele
 That the Public Hearing on "Surrey Land Use
 Contract No. 140, Termination Bylaw, 2017, No. 19141" be held at the City Hall on
 Tuesday April 11, 2017, at 6:00 p.m.

RES.R17-472

Carried

5. 7916-0595-00
91 Avenue Between 134 Street and 135A Street

Terminate Land Use Contract No. 58
to permit the existing underlying RF Zone to come into effect.

The Planning & Development Department was recommending that a Bylaw be introduced to terminate Land Use Contract No. 58 and a date be set for Public Hearing.

RES.R17-473 It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Land Use Contract No. 58,
Termination Bylaw, 2017, No. 19142" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R17-474 It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Land Use Contract No. 58,
Termination Bylaw, 2017, No. 19142" pass its second reading.
Carried

RES.R17-475 It was then Moved by Councillor Gill
Seconded by Councillor Steele
That the Public Hearing on "Surrey Land Use
Contract No. 58; Termination Bylaw, 2017, No. 19142" be held at the City Hall on
Tuesday April 11, 2017, at 6:00 p.m.
Carried

6. 7916-0616-00
Between 87A Avenue and 87B Avenue at Tulsy Crescent
Terminate Land Use Contract No. 26
to permit the existing underlying RF Zone to come into effect.

The Planning & Development Department was recommending that a Bylaw be introduced to terminate Land Use Contract No. 26 and a date be set for Public Hearing.

RES.R17-476 It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Land Use Contract No. 26,
Termination Bylaw, 2017, No. 19143" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R17-477 It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Land Use Contract No. 26,
Termination Bylaw, 2017, No. 19143" pass its second reading.
Carried

It was then
 Moved by Councillor Gill
 Seconded by Councillor Steele
 That the Public Hearing on "Surrey Land Use
 Contract No. 26, Termination Bylaw, 2017, No. 19143" be held at the City Hall on
 Tuesday April 11, 2017, at 6:00 p.m.
 RES.R17-478 Carried

7. 7916-0588-00
8646, 8696, 8702 and 8716 - 132 Street
 Terminate Land Use Contract No. 166
to permit the existing underlying RF Zone to come into effect.

The Planning & Development Department was recommending that a Bylaw be introduced to terminate Land Use Contract No. 166 and a date be set for Public Hearing.

It was
 Moved by Councillor Gill
 Seconded by Councillor Steele
 That "Surrey Land Use Contract No. 166,
 Termination Bylaw, 2017, No. 19144" pass its first reading.
 RES.R17-479 Carried

The said Bylaw was then read for the second time.

It was
 Moved by Councillor Gill
 Seconded by Councillor Steele
 That "Surrey Land Use Contract No. 166,
 Termination Bylaw, 2017, No. 19144" pass its second reading.
 RES.R17-480 Carried

It was then
 Moved by Councillor Gill
 Seconded by Councillor Steele
 That the Public Hearing on "Surrey Land Use
 Contract No. 166, Termination Bylaw, 2017, No. 19144" be held at the City Hall on
 Tuesday April 11, 2017, at 6:00 p.m.
 RES.R17-481 Carried

8. 7916-0591-00
8928 to 8998 - 130B Street
 Terminate Land Use Contract No. 289
to permit the existing underlying RF Zone to come into effect.

The Planning & Development Department was recommending that a Bylaw be introduced to terminate Land Use Contract No. 289 and a date be set for Public Hearing.

RES.R17-482 It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That "Surrey Land Use Contract No. 289,
 Termination Bylaw, 2017, No. 19145" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R17-483 It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That "Surrey Land Use Contract No. 289,
 Termination Bylaw, 2017, No. 19145" pass its second reading.
Carried

RES.R17-484 It was then Moved by Councillor Gill
 Seconded by Councillor Steele
 That the Public Hearing on "Surrey Land Use
 Contract No. 289, Termination Bylaw, 2017, No. 19145" be held at the City Hall on
 Tuesday April 11, 2017, at 6:00 p.m.
Carried

9. 7916-0589-00

8814 - Queen Mary Boulevard

Terminate Land Use Contract No. 224

to permit the existing underlying RF Zone to come into effect.

The Planning & Development Department was recommending that a Bylaw be introduced to terminate Land Use Contract No. 224 and a date be set for Public Hearing.

RES.R17-485 It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That "Surrey Land Use Contract No. 224,
 Termination Bylaw, 2017, No. 19146" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R17-486 It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That "Surrey Land Use Contract No. 224,
 Termination Bylaw, 2017, No. 19146" pass its second reading.
Carried

It was then
 Moved by Councillor Gill
 Seconded by Councillor Steele
 That the Public Hearing on "Surrey Land Use
 Contract No. 224, Termination Bylaw, 2017, No. 19146" be held at the City Hall on
 Tuesday April 11, 2017, at 6:00 p.m.

RES.R17-487

Carried**10. 7916-0581-00****8600 Block of Tulsy Crescent and Tulsy Crescent East**

Terminate Land Use Contract No. 554

to permit the existing underlying RA and RF Zones to come into effect.

The Planning & Development Department was recommending that a Bylaw be introduced to terminate Land Use Contract No. 554 and a date be set for Public Hearing.

It was
 Moved by Councillor Gill
 Seconded by Councillor Steele
 That "Surrey Land Use Contract No. 554,
 Termination Bylaw, 2017, No. 19147" pass its first reading.

RES.R17-488

Carried

The said Bylaw was then read for the second time.

It was
 Moved by Councillor Gill
 Seconded by Councillor Steele
 That "Surrey Land Use Contract No. 554,
 Termination Bylaw, 2017, No. 19147" pass its second reading.

RES.R17-489

Carried

It was then
 Moved by Councillor Gill
 Seconded by Councillor Steele
 That the Public Hearing on "Surrey Land Use
 Contract No. 554, Termination Bylaw, 2017, No. 19147" be held at the City Hall on
 Tuesday April 11, 2017, at 6:00 p.m.

RES.R17-490

Carried**11. 7916-0582-00****Between Tulsy Crescent East & 88 Avenue and 134B Street & King George Boulevard**

Terminate Land Use Contract No. 256

to permit the existing underlying RF Zone to come into effect.

The Planning & Development Department was recommending that a Bylaw be introduced to terminate Land Use Contract No. 256 and a date be set for Public Hearing.

RES.R17-491 It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That "Surrey Land Use Contract No. 256,
 Termination Bylaw, 2017, No. 19148" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R17-492 It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That "Surrey Land Use Contract No. 256,
 Termination Bylaw, 2017, No. 19148" pass its second reading.
Carried

RES.R17-493 It was then Moved by Councillor Gill
 Seconded by Councillor Steele
 That the Public Hearing on "Surrey Land Use
 Contract No. 256, Termination Bylaw, 2017, No. 19148" be held at the City Hall on
 Tuesday April 11, 2017, at 6:00 p.m.
Carried

12. 7916-0590-00
Between 88 Avenue & Queen Mary Boulevard and 129 Street & 132 Street
 Terminate Land Use Contract No. 154
to permit the existing underlying RF and RM-D Zones to come into effect.

The Planning & Development Department was recommending that a Bylaw be introduced to terminate Land Use Contract No. 154 and a date be set for Public Hearing.

RES.R17-494 It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That "Surrey Land Use Contract No. 154,
 Termination Bylaw, 2017, No. 19149" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R17-495 It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That "Surrey Land Use Contract No. 154,
 Termination Bylaw, 2017, No. 19149" pass its second reading.
Carried

It was then
 Moved by Councillor Gill
 Seconded by Councillor Steele
 That the Public Hearing on "Surrey Land Use
 Contract No. 154, Termination Bylaw, 2017, No. 19149" be held at the City Hall on
 Tuesday April 11, 2017, at 6:00 p.m.
 RES.R17-496 Carried

13. 7916-0603-00
9376, 9384, 9398 and 9402 - Prince Charles Boulevard
 Terminate Land Use Contract No. 199
to permit the existing underlying RF Zone to come into effect.

The Planning & Development Department was recommending that a Bylaw be introduced to terminate Land Use Contract No. 199 and a date be set for Public Hearing.

It was
 Moved by Councillor Gill
 Seconded by Councillor Steele
 That "Surrey Land Use Contract No. 199,
 Termination Bylaw, 2017, No. 19150" pass its first reading.
 RES.R17-497 Carried

The said Bylaw was then read for the second time.

It was
 Moved by Councillor Gill
 Seconded by Councillor Steele
 That "Surrey Land Use Contract No. 199,
 Termination Bylaw, 2017, No. 19150" pass its second reading.
 RES.R17-498 Carried

It was then
 Moved by Councillor Gill
 Seconded by Councillor Steele
 That the Public Hearing on "Surrey Land Use
 Contract No. 199, Termination Bylaw, 2017, No. 19150" be held at the City Hall on
 Tuesday April 11, 2017, at 6:00 p.m.
 RES.R17-499 Carried

14. 7916-0592-00
**Generally between 88 Avenue & Carluke Crescent and 128 Street &
 Queen Mary Boulevard**
 Terminate Land Use Contract No. 235
to permit the existing underlying RF Zone to come into effect.

The Planning & Development Department was recommending that a Bylaw be introduced to terminate Land Use Contract No. 235 and a date be set for Public Hearing.

RES.R17-500 It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That "Surrey Land Use Contract No. 235,
 Termination Bylaw, 2017, No. 19151" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R17-501 It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That "Surrey Land Use Contract No. 235,
 Termination Bylaw, 2017, No. 19151" pass its second reading.
Carried

RES.R17-502 It was then Moved by Councillor Gill
 Seconded by Councillor Steele
 That the Public Hearing on "Surrey Land Use
 Contract No. 235, Termination Bylaw, 2017, No. 19151" be held at the City Hall on
 Tuesday April 11, 2017, at 6:00 p.m.
Carried

15. 7916-0586-00
Generally between Tulsy Crescent & 88 Avenue and 132 Street & 134B Street
 Terminate Land Use Contract No. 44
to permit the existing underlying RF and RM-D Zones to come into effect.

The Planning & Development Department was recommending that a Bylaw be introduced to terminate Land Use Contract No. 44 and a date be set for Public Hearing.

RES.R17-503 It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That "Surrey Land Use Contract No. 44,
 Termination Bylaw, 2017, No. 19152" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R17-504 It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That "Surrey Land Use Contract No. 44,
 Termination Bylaw, 2017, No. 19152" pass its second reading.
Carried

It was then
 Moved by Councillor Gill
 Seconded by Councillor Steele
 That the Public Hearing on "Surrey Land Use
 Contract No. 44, Termination Bylaw, 2017, No. 19152" be held at the City Hall on
 Tuesday April 11, 2017, at 6:00 p.m.
 RES.R17-505 Carried

16. 7916-0583-00
Between 89A Avenue & 90 Avenue and 134 Street & King George Boulevard
 Terminate Land Use Contract No. 115
to permit the existing underlying RF Zone to come into effect.

The Planning & Development Department was recommending that a Bylaw be introduced to terminate Land Use Contract No. 115 and a date be set for Public Hearing.

It was
 Moved by Councillor Gill
 Seconded by Councillor Steele
 That "Surrey Land Use Contract No. 115,
 Termination Bylaw, 2017, No. 19153" pass its first reading.
 RES.R17-506 Carried

The said Bylaw was then read for the second time.

It was
 Moved by Councillor Gill
 Seconded by Councillor Steele
 That "Surrey Land Use Contract No. 115,
 Termination Bylaw, 2017, No. 19153" pass its second reading.
 RES.R17-507 Carried

It was then
 Moved by Councillor Gill
 Seconded by Councillor Steele
 That the Public Hearing on "Surrey Land Use
 Contract No. 115, Termination Bylaw, 2017, No. 19153" be held at the City Hall on
 Tuesday April 11, 2017, at 6:00 p.m.
 RES.R17-508 Carried

17. 7916-0584-00
Between 90 Avenue & 91 Avenue and Ben Nevis Crescent & 134 Street
 Terminate Land Use Contract No. 104
to permit the existing underlying RF Zone to come into effect.

The Planning & Development Department was recommending that a Bylaw be introduced to terminate Land Use Contract No. 104 and a date be set for Public Hearing.

RES.R17-509 It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Land Use Contract No. 104,
Termination Bylaw, 2017, No. 19154" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R17-510 It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Land Use Contract No. 104,
Termination Bylaw, 2017, No. 19154" pass its second reading.
Carried

RES.R17-511 It was then Moved by Councillor Gill
Seconded by Councillor Steele
That the Public Hearing on "Surrey Land Use
Contract No. 104, Termination Bylaw, 2017, No. 19154" be held at the City Hall on
Tuesday April 11, 2017, at 6:00 p.m.
Carried

RES.R17-512 It was Moved by Councillor Gill
Seconded by Councillor Steele
That the Public Hearing for Land Use
Contract Termination Bylaws that have been set for Tuesday, April 11, 2017 are to
be delegated to the Acting Mayor.
Carried

E. CORPORATE REPORTS

F. CORRESPONDENCE

G. NOTICE OF MOTION

H. BYLAWS AND PERMITS

BYLAWS

1. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18795"
7915-0405-00 – Greenway Drive Developments Ltd.
c/o Greenway Drive Developments Ltd. (James Evans)
A-1 to CD – 17056 Greenway Drive - to subdivide into 13 small suburban single
family lots and one open space lot.

Approved by Council: July 11, 2016

It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2016, No. 18795" be finally adopted, signed by the Mayor and
 Clerk, and sealed with the Corporate Seal.

RES.R17-513 Carried

BYLAWS WITH PERMITS

2. "Surrey Land Use Contract No. 169, Authorization Bylaw, 1976, No. 4810, Partial Discharge Bylaw, 2014, No. 18238"
 7908-0147-00 – City of Surrey and 1054391 B.C. Ltd. (Director Information: Rodney Midgley)
 c/o Coastland Engineering & Surveying Ltd. (Michael Helle)
 To discharge Land Use Contract No. 169 from 14389 Crescent Road to allow the underlying Acreage Residential Gross Density Zone (RA-G) to come into effect.

Note: Change in ownership

Approved by Council: June 9, 2014

- * Planning and Development advise (see memorandum dated February 15, 2017 in back-up) that it is in order for Council to pass a resolution amending the King George Corridor Land Use Development Plan to re-designate the northwest portion of the property at 3616 – Elgin Road from "Commercial Residential" to "Clustering at Single Family density (8 u.p.a)".

It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That Council amend the King George
 Corridor Land Use Development Plan to re-designate the northwest portion of the property at 3616 – Elgin Road from "Commercial Residential" to "Clustering at Single Family Density (8 u.p.a)".

RES.R17-514 Carried

It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That "Surrey Land Use Contract No. 169,
 Authorization Bylaw, 1976, No. 4810, Partial Discharge Bylaw, 2014, No. 18238" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R17-515 Carried

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2014, No. 18239"
7908-0147-00 - RA and RA-G to RF-12 and RH - 14389 Crescent Road and
3616 Elgin Road to permit subdivision into 6 single family residential lots and
1 remainder lot.

Approved by Council: June 9, 2014

It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2014, No. 18239" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.

RES.R17-516

Carried

Heritage Alteration Permit No. 7908-0147-00

3616 Elgin Road and 14389 Crescent Road

To install municipal services and a gravel path to provide front-door access to lots
along Crescent Road and Elgin Road.

Supported by Council: June 9, 2014

Memo received from Planning and Development requesting Council to pass the
following resolution:

It was Moved by Councillor Gill
Seconded by Councillor Steele
That the Mayor and Clerk be authorized to
execute Heritage Alteration Permit No. 7908-0147-00

RES.R17-517

Carried

3. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18792"
7916-0011-00 - Dawson & Sawyer Developments (Douglas) Ltd.
c/o Dawson & Sawyer (Sam Hooge)
RA to RM-30 - 138 and 156 - 171 Street, 111 and 141 - 172 Street - to develop
93 townhouse units.

Note: Change in ownership

Approved by Council: July 11, 2016

- * At July 25, 2016 Regular Council - Public Hearing, concerns were raised regarding
the long-term preservation of the eagle protection area and privacy and safety for
existing area residents. Planning and Development advise (see memorandum
dated February 15, 2017 in back up) that the applicant has agreed to register
Section 219 No-Build Covenant to ensure the eagle protection area has a long-term
protection and a fence will be installed in accordance with the Development
Permit drawings.

- * Planning and Development also advise that it is in order for Council to pass a resolution amending the Douglas Neighbourhood Concept Plan to redesignate the site from "Townhouse (15 upa)" and "Small Lot Single Family (10 upa)" to "Townhouse (30 upa)" and changes to the road layout.

It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That Council amend the Douglas Neighbourhood Concept Plan to redesignate the site from "Townhouse (15 upa)" and "Small Lot Single Family (10 upa)" to "Townhouse (30 upa)" and changes to the road layout.

RES.R17-518

Carried
 with Councillor Woods opposed

It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18792" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R17-519

Carried
 with Councillor Woods opposed

Development Variance Permit No. 7916-0011-00

138 and 156 – 171 Street, 111 and 141 – 172 Street

To reduce the front, rear and side yard setbacks for several buildings in order to allow for an efficient site plan.

Supported by Council: July 25, 2016

To vary "Part 22, Multiple Residential 30 Zone (RM-30) of Surrey Zoning By-law, 1993, No. 12000", as amended, as follows:

- (a) In Subsection F, Yards and Setbacks, the minimum front yard setback (west) of the RM-30 Zone is reduced from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) for Buildings 1 and 9;
- (b) In Subsection F, Yards and Setbacks, the minimum front yard setback (east) of the RM-30 Zone is reduced from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) for Buildings 14, 15 and 16;
- (c) In Subsection F, Yards and Setbacks, the minimum rear yard setback (west) of the RM-30 Zone is reduced from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) for Building 12;
- (d) In Subsection F, Yards and Setbacks, the minimum rear yard setback (east) of the RM-30 Zone is reduced from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) for Buildings 3 and 4;

- (e) In Subsection F, Yards and Setbacks, the minimum side yard setback (north) of the RM-30 Zone is reduced from 7.5 metres (25 ft.) to 7.0 metres (23 ft.) for Buildings 1 and 2 and 6.0 metres (20 ft.) for Buildings 13 and 14; and
- (f) In Subsection F, Yards and Setbacks, the minimum side yard setback (south) of the RM-30 Zone is reduced from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) for Buildings 5, 6, 7, 8 and 9 and 4.5 metres (15 ft.) for Buildings 10 and 16.

Memo received from Planning and Development requesting Council to pass the following resolution:

It was

Moved by Councillor Gill

Seconded by Councillor Steele

That Development Variance Permit

No. 7916-0011-00 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.R17-520

Carried

with Councillor Woods opposed

Development Variance Permit No. 7916-0011-01

138 and 156 – 171 Street, 111 and 141 – 172 Street

To reduce the minimum setback distance for a "Natural Class B Stream" in order to permit a 93 unit townhouse development.

Supported by Council: November 21, 2016

To vary "Surrey Zoning By-law, 1993, No. 12000", as amended, as follows:

- (a) In the table in Section B.1 of Part 7A "Streamside Protection", the minimum distance from top of bank for a "Natural Class B Stream" is reduced from 15 metres (50 ft.) to 10 metres (33 ft.).

Memo received from Planning and Development requesting Council to pass the following resolution:

It was

Moved by Councillor Gill

Seconded by Councillor Steele

That Development Variance Permit

No. 7916-0011-01 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.R17-521

Carried

with Councillor Woods opposed

- (c) in Subsection F. Yards and Setbacks of Part 17H Semi-Detached Residential Zone the front (south) yard setback is increased from 3.5 metres (11 feet) to 6.5 metres (21 feet) for proposed Lots 29-40.

Memo received from Planning and Development requesting Council to pass the following resolution:

It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That Development Variance Permit No. 7915-0280-00 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.R17-524

Carried
 with Councillor Woods opposed

Development Variance Permit No. 7915-0280-01
 16465 and 16505 – 20 Avenue
 To reduce the lot width of proposed lot 26.

Supported by Council: June 13, 2016

To vary "Surrey Zoning By-law, 1993, No. 12000", as amended, as follows:

- (a) in Subsection K. Subdivision of Part 17A Single Family Residential (12) Zone the lot width for Type II interior lots is reduced from 13.40 metres (44 feet) to 13.37 metres (44 feet) for proposed Lot 26.

Memo received from Planning and Development requesting Council to pass the following resolution:

It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That Development Variance Permit No. 7915-0280-01 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.R17-525

Carried
 with Councillor Woods opposed

Development Variance Permit No. 7915-0280-02
 16465 and 16505 – 20 Avenue
 To partially defer the required works and services requirements of the Subdivision and Development By-law (No. 8830) for proposed Lot 18. The works and services will not be completed until services are available for the southwesterly portion for a future subdivision.

Supported by Council: February 6, 2017

To vary "Surrey Subdivision and Development By-law, 1986, No. 8830", as amended, as follows:

- (a) to defer the works and services requirements for the southwesterly portion of the subject site (proposed Lot 18), until the Land is further subdivided in the future.

Memo received from Planning and Development requesting Council to pass the following resolution:

It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That Development Variance Permit
 No. 7915-0280-02 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.R17-526

Carried
 with Councillor Woods opposed

5. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18742" 7915-0258-00 – 1038004 B.C. Ltd. (Director Information: Travjit Singh Johal) c/o WG Architecture Inc. (Wojciech Grzybowicz) RF and C-4 to RM-30 – 1430 and 1444 King George Boulevard - to develop 18 townhouse units.

Approved by Council: May 30, 2016

- * At June 13, 2016 Regular Council – Public Hearing, concerns were raised regarding 162B Street. Planning and Development advise (see memorandum dated February 15, 2017 in back-up) that 162B Street has been constructed with a pavement width that is consistent with the City's current local road standards. It will accommodate street parking on both sides and has been added to the sidewalk prioritization list.
- * Planning and Development also advise that it is in order for Council to pass a resolution amending the King George Highway Corridor Land Use / Development Concept Plan to redesignate a portion of the site from Commercial to Townhouse (15 upa).

It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That Council amend the King George
 Highway Corridor Land Use / Development Concept Plan to redesignate a portion of the site from Commercial to Townhouse (15 upa).

RES.R17-527

Carried

It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2016, No. 18742" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.
RES.R17-528 Carried

Development Variance Permit No. 7915-0258-00

1430 and 1444 King George Boulevard

To reduce setbacks in order to achieve an efficient layout of units.

Supported by Council: June 13, 2016

To vary "Surrey Zoning By-law, 1993, No. 12000", as amended, as follows:

- (a) to reduce the minimum front yard setback (west) of the RM-30 Zone from 7.5 metres (25 ft.) to 6.0 metres (20 ft.);
- (b) to reduce the minimum rear yard setback (east) and side yard setback (south) of the RM-30 Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.); and
- (c) to reduce the minimum side yard on flanking street setback (north) of the RM-30 Zone from 7.5 metres (25 ft.) to 2.0 metres (6.5 ft.).

Memo received from Planning and Development requesting Council to pass the following resolution:

It was Moved by Councillor Woods
Seconded by Councillor Steele
That Development Variance Permit
No. 7915-0258-00 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.R17-529 Carried

Development Permit No. 7915-0258-00

1430 and 1444 King George Boulevard

To permit development of 18 townhouse units.

Supported by Council: May 30, 2016

Memo received from Planning and Development requesting Council to pass the following resolution:

RES.R17-530

It was Moved by Councillor Gill
Seconded by Councillor Steele
That the Mayor and Clerk be authorized to
execute Development Permit No. 7915-0258-00 .
Carried

6. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2015, No. 18610"
7914-0121-00 – Fleetwood Village Development Ltd.
c/o Thomas Morton
To authorize the redesignation of 15289 – 88 Avenue from Urban to Commercial.

Approved by Council: November 30, 2015

- * At December 14, 2015 Regular Council – Public Hearing, Council noted that the eastern edge of the property should have an acceptable access and egress, and that a solution be reached for all concerned parties prior to consideration of final adoption. Planning and Development advise (see memorandum dated February 15, 2017 in back-up) that a tripartite agreement between the city and the two parties has been reached. It addresses the concerns expressed at Public Hearing regarding vehicle access and egress at the east end of the subject site.

RES.R17-531

It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2015, No. 18610" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.
Carried

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18611"
RF to CD - 15289 – 88 Avenue - to permit a phased, mixed-use retail, office and multiple unit residential development.

Approved by Council: November 30, 2015

RES.R17-532

It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18611" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.
Carried

Development Permit No. 7914-0121-00

15289 – 88 Avenue

To permit a phased, mixed-use retail, office and multiple unit residential development.

Supported by Council: November 30, 2015

Memo received from Planning and Development requesting Council to pass the following resolution:

It was Moved by Councillor Gill
Seconded by Councillor Steele
That the Mayor and Clerk be authorized to
execute Development Permit No. 7914-0121-00 .

RES.R17-533

Carried

PERMIT APPROVALS

7. **Development Variance Permit No. 7916-0486-00**

Ravjot, Ekamjot, Paramjit and Harjinderpal Nagra
c/o Harjinder Nagra
13721 - 56B Avenue

To reduce the east and west side yard setbacks on a flanking street to allow for the future construction of a new single family dwelling on a non-conforming lot.

Supported by Council: November 21, 2016

To vary "Surrey Zoning By-law, 1993, No. 12000", as amended, as follows:

- (a) In Section F. Yards and Setbacks of Part 14 Half-Acre Residential Zone, the minimum east side yard setback is reduced from 4.5 metres (15 ft.) to 3.0 metres (10 ft.); and
- (b) In Section F. Yards and Setbacks of Part 14 Half-Acre Residential Zone, the minimum west side yard setback on a flanking street is reduced from 7.5 metres (25 ft.) to 6.1 metres (20 ft.).

Memo received from Planning and Development requesting Council to pass the following resolution:

It was Moved by Councillor Gill
Seconded by Councillor Steele
That Development Variance Permit
No. 7916-0486-00 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.R17-534

Carried

8. Development Variance Permit No. 7915-0375-00

City of Surrey

c/o Robert McGill

10346 - 132 Street, 10347 and 10357 - 133 Street

To reduce the rear yard and side yard setbacks to accommodate a proposed district energy centre for the City of Surrey and a park.

Supported by Council: September 12, 2016

To vary "Surrey Zoning By-law, 1993, No. 12000", as amended, as follows:

- (a) In Section F of Part 16 Single Family Residential Zone (RF), the minimum rear (west) yard setback of a principal building is reduced from 7.5 metres (25 ft.) to 0 metre (0 ft.) for a City utility building (district energy facility); and
- (b) In Section F of Part 16 Single Family Residential Zone (RF), the minimum side (north) yard setback of a principal building is reduced from 1.8 metres (6 ft.) to 0 metre (0 ft.) for a City utility building (district energy facility).

Memo received from Planning and Development requesting Council to pass the following resolution:

It was

Moved by Councillor Gill

Seconded by Councillor Steele

That Development Variance Permit

No. 7915-0375-00 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.R17-535

Carried**Development Permit No. 7915-0375-00**

10346 - 132 Street, 10347 and 10357 - 133 Street

To permit the development of a city district energy facility on a City park site.

Supported by Council: July 25, 2016

Memo received from Planning and Development requesting Council to pass the following resolution:

It was

Moved by Councillor Gill

Seconded by Councillor Steele

That the Mayor and Clerk be authorized to

execute Development Permit No. 7915-0375-00 .

RES.R17-536

Carried

I. CLERKS REPORT

J. OTHER BUSINESS

K. ADJOURNMENT

It was

Moved by Councillor Gill
Seconded by Councillor Steele
That the February 20, 2017 Regular Council –

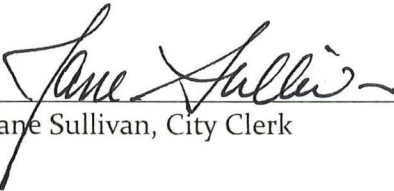
Land Use meeting be adjourned.

RES.R17-537

Carried

The Regular Council - Land Use meeting adjourned at 6:00 p.m.

Certified correct:



Jane Sullivan, City Clerk



Mayor Linda Heppner