

**Present:**

Chairperson - Mayor Watts  
Councillor Gill  
Councillor Hayne  
Councillor Hepner  
Councillor Hunt  
Councillor Martin  
Councillor Rasode  
Councillor Steele  
Councillor Villeneuve

**Absent:****Staff Present:**

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

**A. ADOPTION OF MINUTES****1. Audit Committee - April 8, 2013**

It was Moved by Councillor Gill  
Seconded by Councillor Hunt  
That the minutes of the Audit Committee  
meeting held on April 8, 2013, be received.

RES.R13-721

Carried**2. Special (Regular) Council - April 8, 2013**

It was Moved by Councillor Hepner  
Seconded by Councillor Hunt  
That the minutes of the Special (Regular)  
Council meeting held on April 8, 2013, be adopted.

RES.R13-722

Carried**3. Council-in-Committee - April 8, 2013**

It was Moved by Councillor Hayne  
Seconded by Councillor Hepner  
That the minutes of the  
Council-in-Committee meeting held on April 8, 2013, be received.

RES.R13-723

Carried

4. Regular Council - Land Use - April 8, 2013

RES.R13-724 It was Moved by Councillor Gill  
Seconded by Councillor Martin  
That the minutes of the Regular Council -  
Land Use meeting held on April 8, 2013, be adopted.  
Carried

5. Finance Committee - April 8, 2013

RES.R13-725 (a) It was Moved by Councillor Gill  
Seconded by Councillor Hepner  
That the minutes of the Finance Committee  
meeting held on April 8, 2013, be received.  
Carried

(b) The recommendations of these minutes were considered and dealt with as follows:

**Item No. F012** Late Grant Application - Annual Pride Festival  
File: 1850-20

RES.R13-726 It was Moved by Councillor Gill  
Seconded by Councillor Hepner  
That Council approve a grant of \$1,000 to the  
Surrey Pride Society in support of the 14th Annual Pride Festival that is  
scheduled to be held at Holland Park on Sunday, July 7, 2013.  
Carried

**Item No. F013** Community Enhancement Partnership (CEP)  
Program - Fun Fun Park Playground Project Grant  
File: 1850-01

RES.R13-727 It was Moved by Councillor Gill  
Seconded by Councillor Hepner  
That Council approve a grant under the CEP  
Program of up to \$1,000 to the Fun Fun Park Playground Project to support  
a community celebration and park clean-up event.  
Carried

**Item No. F014** Community Enhancement Partnership (CEP)  
Program - Halls Prairie Elementary School Earth Day  
Stream of Dreams Project  
File: 1850-01

It was Moved by Councillor Gill  
 Seconded by Councillor Hepner  
 That Council approve a grant under the CEP  
 Program of up to \$1,000 to the Hall's Prairie Elementary School Parent  
 Advisory Council (PAC) in support of the Earth Day Stream of Dreams  
 Project.

RES.R13-727A Carried

**6. Regular Council - Public Hearing - April 8, 2013**

It was Moved by Councillor Hunt  
 Seconded by Councillor Hepner  
 That the minutes of the Regular Council -  
 Public Hearing meeting held on April 8, 2013, be adopted as amended.

RES.R13-728 Carried

Mayor Watts requested that the agenda be varied to consider Corporate Report R073 prior to the start of the Public Hearing portion of the meeting.

It was Moved by Councillor Villeneuve  
 Seconded by Councillor Martin  
 That the agenda be varied to consider  
 Corporate Report R073 prior to the start of the Public Hearing portion of the meeting.

RES.R13-729 Carried

**G. CORPORATE REPORTS**

**Item No. R073** Amendments to Surrey Fire Service By-law, 1990, No. 10771  
 to Address False Alarms  
 File: 3900-20

**Note:** See By-law No. 17918 under Item H.21

The Fire Chief submitted a report to obtain approval for amendments to Surrey Fire Service By-law, 1990, No. 10771 (the "Fire Service By-law") as documented in Appendix "A", which if adopted will allow for the use of "Order to Remedy Conditions" to address properties from which repeat false fire alarms are generated.

The Fire Chief was recommending approval of the recommendations outlined in the report.

It was Moved by Councillor Villeneuve  
 Seconded by Councillor Martin  
 That Council:

1. Receive Corporate Report R073 as information;

2. Approve amendments to Surrey Fire Service By-law, 1990, No. 10771 as documented in Appendix "A", which if adopted will allow for the Fire Services Department to use an "Order to Remedy Conditions" as a tool to address properties that generate false fire alarms at a rate higher than the City average and to recover the costs that are incurred in responding to false alarms from properties that generate more than 3 false alarms per year; and
3. Direct staff to bring forward the necessary amendment by-law for the required readings and adoption.

RES.R13-730

Carried**B. DELEGATIONS PUBLIC HEARING**

1. **Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2013, No. 17898  
Application: 7911-0268-00**

CIVIC ADDRESS: 5925 – 140 Street

APPLICANT: Gurmit S. and Manprit K. Pannu  
c/o Citiwest Consulting Ltd. (Roger Jawanda)  
#101, 9030 King George Boulevard  
Surrey, BC V3V 7Y3

PROPOSAL: To rezone the property from "One-Acre Residential Zone (RA)" to "Single Family Residential (9) Zone (RF-9)" (Block A) and "Single Family Residential (12) Zone (RF-12)" (Block B).

The purpose of the rezoning is to permit subdivision into 10 single family lots (9 RF-9 and 1 RF-12).

The Notice of the Public Hearing was read by the City Clerk. The location of the property was indicated to the Public Hearing.

T. Cholowski, 59 Avenue & 140 Street: The delegation expressed the following concerns: 1) potential for damage to the old growth trees located on his property, 2) he will not grant the requested easements associated with the project, 3) he is opposed to the requested grade changes that, if approved, will occur along 140 Street, 4) negative impact from another similar project located directly behind his property which is also requesting tree cutting permits and easements, 5) proposed project is not in keeping with the OCP, 6) potential negative impact the future marketability of his own property; 7) unfair variances requested by the applicants, 8) lack of funding strategy to successfully address the 43% of his property required to allow for the future road use through his property, 9) inadequate buffer zone, had understood that any development needed to be within 1.5 metre of his property due to the protected trees, 10) Public Hearing Applications 5925 & 5877

both require easements in order to be constructed, 11) the delegation has been the recipient of intimidation letters surrounding the proposed developments, 12) challenge in obtaining information from City Staff; and, 13) lack of servicing plans for the area.

In response to the comments received from the delegation, Mayor Watts explained that this application is before Council for consideration and has yet to be approved.

Council requested clarification from the Planning Department regarding the required access and how the proposed projects will be impacted if the delegation does not allow access or the requested tree cutting. In response, staff noted that there is an application to the north of the delegation's property. Staff clarified they would not permit developers to remove trees if doing so would negatively impact the neighbours or compromise their trees.

Council asked if the delegation wants to develop his property or stay in the area. In response, the delegation noted that he does not know what tomorrow will bring and that he would like the City to provide a funding strategy to address the proposed road use through his land.

Council requested how the road use would be addressed. In response, staff noted that the road would only be developed when the delegation decides to develop his property. Staff clarified that the application is not contingent of the road being built, at this point, there is no compensation required because it is not out of the ordinary. In summary, Mayor Watts noted that the road will not go through until the delegation elects to develop his land; however, eventually, there needs to be a road connection, which is why the proposed road alignment is depicted on the map.

Council further clarified that this is the standard process for developing subdivisions within the City of Surrey, if the delegation is not interested in developing, no one will force him to develop his property. If at some point, the property will be developed a neighbourhood partnership arrangement will need to be in place. Councillor reiterated that the plan is only showing a future proposal for the potential land use for the area.

It was noted that the delegation's comments will also stand for Item B.2.

V. Chan, 60 Avenue & 140 Street: Before he spoke to Council, the delegation paid a tribute to Dr. Tom Godwin, a Surrey resident who recently passed away. Dr. Godwin was a nature lover who created a lake on his property so that a salmon stream could be preserved; he also planted 10,000 trees in Surrey on his own property.

The delegation noted that he personally has lived in the area for 32 years, loves his home, and does not intend to move. The delegation expressed concern regarding the following: 1) magnitude of development going on, 2) impact on the neighbourhood context, 3) amount of refuse/garbage strewn about; and, 4) lack of infrastructure related to schools/parks/recreation spaces.

2. **Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2013, No. 17899  
Application: 7912-0266-00**

CIVIC ADDRESS: 5877 - 140 Street

APPLICANT: Gurdial S. and Rajwant K. Sandhu, Sukhraj S. and Sukhjot K. Gill c/o McElhanney Consulting Services Ltd. (James Pernu)  
#2300, 13450 - 102 Avenue  
Surrey, BC V3T 5X3

PROPOSAL: To rezone the property from "One-Acre Residential Zone (RA)" to "Single Family Residential (12) Zone (RF-12)" (Block A) and "Single Family Residential Zone (RF)" (Block B).

The purpose of the rezoning is to permit subdivision into 8 single family lots (7 RF-12 Block A and 1 RF Block B).

The Notice of the Public Hearing was read by the City Clerk. The location of the property was indicated to the Public Hearing.

**Note:** Comments taken from Item B.1.

T. Cholowski, 59 Avenue & 140 Street: The delegation expressed the following concerns: 1) potential for damage to the old growth trees located on his property, 2) he will not grant the requested easements associated with the project, 3) he is opposed to the requested grade changes that, if approved, will occur along 140 Street, 4) negative impact from another similar project located directly behind his property which is also requesting tree cutting permits and easements, 5) proposed project is not in keeping with the OCP, 6) potential negative impact the future marketability of his own property; 7) unfair variances requested by the applicants, 8) lack of funding strategy to successfully address the 43% of his property required to allow for the future road use through his property, 9) inadequate buffer zone, had understood that any development needed to be within 1.5 metre of his property due to the protected trees, 10) Public Hearing Applications 5925 & 5877 both require easements in order to be constructed, 11) the delegation has been the recipient of intimidation letters surrounding the proposed developments, 12) challenge in obtaining information from City Staff; and, 13) lack of servicing plans for the area.

In response to the comments received from the delegation, Mayor Watts explained that this application is before Council for consideration and has yet to be approved.

Council requested clarification from the Planning Department regarding the required access and how the proposed projects will be impacted if the delegation does not allow access or the requested tree cutting. In response, staff noted that there is an application to the north of the delegation's property. Staff clarified they

would not permit developers to remove trees if doing so would negatively impact the neighbours or compromise their trees.

Council asked if the delegation wants to develop his property or stay in the area. In response, the delegation noted that he does not know what tomorrow will bring and that he would like the City to provide a funding strategy to address the proposed road use through his land.

Council requested how the road use would be addressed. In response, staff noted that the road would only be developed when the delegation decides to develop his property. Staff clarified that the application is not contingent of the road being built, at this point, there is no compensation required because it is not out of the ordinary. In summary, Mayor Watts noted that the road will not go through until the delegation elects to develop his land; however, eventually, there needs to be a road connection, which is why the proposed road alignment is depicted on the map.

Council further clarified that this is the standard process for developing subdivisions within the City of Surrey, if the delegation is not interested in developing, no one will force him to develop his property. If at some point, the property will be developed a neighbourhood partnership arrangement will need to be in place. Councillor reiterated that the plan is only showing a future proposal for the potential land use for the area.

3. **Surrey Official Community Plan By-law, 1996, No. 12900,  
No. 353 Amendment By-law, 2013, No. 17910  
Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2013, No. 17911  
Application: 7910-0313-00**

CIVIC ADDRESS: 6971 – 122 Street

APPLICANT: o888399 B.C. Ltd.  
c/o Simranjeet Dhanoa  
6745 – 191A Street  
Surrey, BC V4N 6A4

PROPOSAL: **By-law 17910**  
To redesignate the site from Urban (URB) to Multiple Residential (RM).

**By-law 17911**  
To rezone the site from "One-Acre Residential Zone (RA)" to "Multiple Residential 30 Zone (RM-30)".

**DEVELOPMENT VARIANCE PERMIT**

To vary "Surrey Zoning By-law, 1993, No. 12000", as amended, Part 22, Section F, as follows:

- (a) To reduce the minimum easterly setback (122 Street) from 7.5 metres (25 ft.) to 3.5 metres (11.5 ft.);
- (b) To reduce the minimum westerly setback (121 Street) from 7.5 metres (25 ft.) to 3.6 metres (12 ft.);
- (c) To reduce the minimum northerly setback (70 Avenue) from 7.5 metres (25 ft.) to 3.4 metres (11 ft.); and
- (d) To allow one (1) visitor parking stall to be partially located within the rear (west) yard setback (121 Street).

The purpose of the redesignation, rezoning and development variance permit is to permit the development of a 39 unit townhouse project.

**Note:** See Development Variance Permit No. 7910-0313-00 under Clerk's Report, Item I.1(a)

The Notice of the Public Hearing was read by the City Clerk. The location of the property was indicated to the Public Hearing.

There were no persons present to speak to the proposed By-law.

There was correspondence on table from:

NAME	FOR	AGAINST	CONCERN
D. & V. Thornson			X

4. **Surrey Official Community Plan By-law, 1996, No. 12900,  
No. 351 Amendment By-law, 2013, No. 17906  
Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2013, No. 17907  
Application: 7912-0343-00**

CIVIC ADDRESS: 6481 and 6495 – 192 Street

APPLICANT: 0763284 B.C. Ltd.  
c/o Focus Architecture Incorporated (Colin A. Hogan)  
#109, 1528 McCallum Road  
Abbotsford, BC V2S 8A3

PROPOSAL: **By-law 17906**  
To redesignate a portion of the site from Urban (URB) to Multiple Residential (RM).

**By-law 17907**



To rezone a portion of the site from "One-Acre Residential Zone (RA)" to "Multiple Residential 30 Zone (RM-30)" (Block A) and "Single Family Residential Zone (RF)" (Block B).

**DEVELOPMENT VARIANCE PERMIT**

To vary "Surrey Zoning By-law, 1993, No. 12000", as amended, Part 22, Section F and H.5(b), as follows:

- (a) To reduce the minimum front yard, rear yard and east side yard setback from 7.5 metres (25 ft.) to 4.5 metres (14.5 ft.);
- (b) To reduce the minimum west side yard setback from 7.5 metres (25 ft.) to 4.0 metres (13 ft.);
- (c) To allow one outside tandem parking space for 46 of the 116 resident parking spaces; and
- (d) To allow tandem parking spaces for dwelling units located within 6.0 metres (20 ft.) from lot entrances and exits for the westernmost driveways.

The purpose of the redesignation, rezoning and development variance permit is to permit the development of a 58 unit townhouse complex, a remnant parcel and a parcel to be dedicated for riparian protection.

**Note:** See Development Variance Permit No. 7912-0343-00 under Clerk's Report, Item I.1(b)

The Notice of the Public Hearing was read by the City Clerk. The location of the property was indicated to the Public Hearing.

There were no persons present to speak to the proposed By-law.

- 5. **Surrey Official Community Plan By-law, 1996, No. 12900,  
No. 352 Amendment By-law, 2013, No. 17908  
Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2013, No. 17909  
Application: 7912-0098-00**

CIVIC ADDRESS: 7311 - 196 Street

APPLICANT: Evershine Land Group Inc.  
c/o Hub Engineering Inc. (Mike Kompter)  
#101, 7485 - 130 Street  
Surrey, BC V3W 1H8

## PROPOSAL:

By-law 17908

To redesignate the site from Suburban (SUB) to Urban (URB).

By-law 17909

To rezone the site from "One-Acre Residential Zone (RA)" to a portion as "Multiple Residential 30 Zone (RM-30)" shown as Block A on survey plan, to a portion as "Single Family Residential (12) Zone (RF-12)" shown as Block B on survey plan and a portion as "Single Family Residential (9) Coach House Zone (RF-9C)" shown as Block C on survey plan.

**DEVELOPMENT VARIANCE PERMIT**

To vary "Surrey Zoning By-law, 1993, No. 12000", as amended, In Part 22 Section F, K.2, H.5 (b), Part 17A, Section K.2, Part 17D, Section K. 2, as follows:

- (a) To reduce the minimum front yard setback from 7.5 metres (25 ft.) to 3.5 metres (11.5 ft.) for Block A;
- (b) To reduce the minimum west side yard setback from 7.5 metres (25 ft.) to 3.5 metres (11.5 ft.) for Block A;
- (c) To reduce the minimum east side yard setback of the Zone from 7.5 metres (25 ft.) to 6.0 metres (19.5 ft.) for Block A;
- (d) To reduce the minimum rear yard setback from 7.5 metres (25 ft.) to 3.0 metres (9.8 ft.) for Block A;
- (e) To reduce the minimum lot depth of from 30 metres (100 ft.) to 15 metres (49 ft.) for Block A;
- (f) To reduce the minimum lot size created through subdivision from 2,000 square metres (0.5 acre) to 1,600 square metres (0.39 acre) for Block A;
- (g) To vary the enclosed tandem parking space requirements to permit one outside tandem parking space for 6 of the 18 resident parking spaces for Block A;
- (h) To reduce the minimum lot depth from 26 metres (85 ft.) to 25 metres (82 ft.) for Block B;
- (i) To reduce the minimum lot width for Type I Corner Lot from 14 metres (46 ft.) to 13 metres (42.5 ft.) for Block B; and

- (j) To reduce the minimum lot width for (Type I Corner Lot) from 10.5 metres (35 ft.) to 9.0 metres (30 ft.) Block C.

The purpose of the redesignation, rezoning and development variance permit is to permit the development of approximately nine townhouse units, two RF-12 lots and one RF-9C lot with a portion from the adjacent property at 7292 - 195A Street.

**Note:** See Development Variance Permit No. 7912-0098-00 under Clerk's Report, Item I.1(c)

The Notice of the Public Hearing was read by the City Clerk. The location of the property was indicated to the Public Hearing.

There were no persons present to speak to the proposed By-law.

There was correspondence on table from:

NAME	FOR	AGAINST	CONCERN
M. Bola		X	

**6. Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2013, No. 17897  
Application: 7912-0336-00**

**CIVIC ADDRESS:** 3590 King George Boulevard

**APPLICANT:** Sagebrush Developments Ltd.  
c/o William Christie Architect  
835 Huber Drive  
Port Coquitlam, BC V3B 2T1

**PROPOSAL:** To rezone the site from "Neighbourhood Commercial Zone (C-5)" to "Comprehensive Development Zone (CD)".

**DEVELOPMENT VARIANCE PERMIT**

To vary "Surrey Subdivision and Development By-law, 1986, No. 8830, as amended, Part V, Section 24(a), to defer the requirement to provide vehicular highway systems, pedestrian highway systems, water supply, sanitary sewer, drainage works, underground wiring and street lighting systems until future redevelopment of the Land.

The purpose of the rezoning and development variance permit is to permit a daycare/junior kindergarten facility to occupy the entire existing building.

**Note:** See Development Variance Permit No. 7912-0336-00 under Clerk's Report, Item I.1(d)

The Notice of the Public Hearing was read by the City Clerk. The location of the property was indicated to the Public Hearing.

B. Christie, Project Architect (on behalf of the applicant): The delegation noted that the tenant has a great fit for this type of building use (semi-residential). The kindergarten will invest money in fire safety by purchasing new sprinklers and the owner/lessor is committed to the extension of Winter Crescent until further developments occur in the area.

Councillor Villeneuve asked if there are plans for an outdoor area for children to play. In response, the delegation noted there is an area in the northwest corner of the property and it will be fenced and away from the traffic. In the future, the elevation/location might have to be adjusted based on the future development of the neighbourhood.

**7. Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2013, No. 17900  
Application: 7912-0294-00**

**CIVIC ADDRESS:** 13869 – 23A Avenue

**APPLICANT:** Zhong N. Zhao  
c/o Citiwest Consulting Ltd. (Roger Jawanda)  
#101, 9030 King George Boulevard  
Surrey, BC V3V 7Y3

**PROPOSAL:** To rezone the property from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)".

The purpose of the rezoning is to permit subdivision into 2 suburban lots.

The Notice of the Public Hearing was read by the City Clerk. The location of the property was indicated to the Public Hearing.

D. Graham, 23 Avenue & 138A Street: The delegation expressed concern regarding water run-off of the proposed development. Noted there is a cul-de-sac with a pedestrian walkway (138A extension through 24 Avenue) and there has been a problem with water running off the walkway and flooding the northeast portion of his property. After recent changes in grade (due to development); there has been a great deal of water accumulation after any amount of rainfall.

Staff, in response to a question from the delegation noted that the subject site will not allow a coach-house; however, the zoning does allow for a secondary suite.

The delegation requested how the drainage would be dealt with in the future, in response; Engineering Staff noted a swale would be utilized.

8. **Surrey Official Community Plan By-law, 1996, No. 12900,  
No. 349 Amendment By-law, 2013, No. 17901  
Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2013, No. 17902  
Application: 7912-0153-00**

CIVIC ADDRESS: 16704 – 23 Avenue, 2197, 2219, 2261 – 168 Street and  
16695 - Edgewood Drive

APPLICANT: Jaylin Homes Ltd., Infinity Properties Ltd., Morningstar  
Neighbourhoods Ltd., R. A. B. Ventures #1 Ltd., Benchmark  
Management Ltd.  
c/o Infinity Properties Ltd. (Alison Davies)  
#205, 6360 – 202 Street  
Langley, BC V2Y 1N2

PROPOSAL: **By-law 17901**  
To redesignate the site from Suburban (SUB) to Urban  
(URB).

**By-law 17902**  
To rezone a portion of the site from "One-Acre Residential  
Zone (RA)" to "Single Family Residential (9) Zone (RF-9)"  
(shown as Block A on the attached survey plan) and to  
"Single Family Residential (12) Zone (RF-12)" (shown as  
Block B on attached survey plan).

**DEVELOPMENT VARIANCE PERMIT**

To vary "Surrey Zoning By-law, 1993, No. 12000", as  
amended, Part 17A, Section H.1, to permit driveway accesses  
along the front of proposed Lots 37, 60 and 61, rather than  
from the lane flanking the side of these lots.

The purpose of the redesignation, rezoning and  
development variance permit is to permit the subdivision  
into 69 single family residential lots.

**Note:** See Development Variance Permit No. 7912-0153-00 under Clerk's Report,  
Item I.1(e)

The Notice of the Public Hearing was read by the City Clerk. The location of the  
property was indicated to the Public Hearing.

**B. Bennett, Edgewood Drive:** The delegation noted that his property is located at  
the SW corner of the subject site and expressed the following concerns: 1)  
proposed development, as it stands, completely subdivides his land, 2) proposed

road alignment will hinder the development/viability of his own property; and, 3) proposed development will make servicing his property a challenge.

The delegation suggested as an alternative that Edgewood Drive was put in by a developer 30 years ago, suggested, it would make more sense to run 22 Avenue into Edgewood as an alternative road alignment.

Council requested clarification from staff regarding the plans for the area. In response staff noted, that future consolidation is expected in order to share the roads and have property access. The NCP was driven by trying to keep existing roads and that a more rectangular system of roads is preferred from a development standpoint. The consolidation would have to happen for lots on either side of the delegation's property.

There was correspondence on table from:

NAME	FOR	AGAINST	CONCERN
D. Balsor			X
B. Bennett			X

9. **Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2013, No. 17903  
Application: 7912-0311-00**

CIVIC ADDRESS: 15329 – 32 Avenue

APPLICANT: City of Surrey  
c/o Site Lines Architecture Inc. (Gord Klassen)  
#200, 9188 Glover Road  
Fort Langley, BC V1M 2R6

PROPOSAL: To rezone the property from "One-Acre Residential Zone (RA)" to "Multiple Residential 15 Zone (RM-15)" (Block A) and "Single Family Residential Zone (RF)" (Block B).

**DEVELOPMENT VARIANCE PERMIT**

To vary "Surrey Zoning By-law, 1993, No. 12000", as amended, Part 21, Section F, to reduce the minimum setback from the east property line from 7.5 metres (25 ft.) to 1.5 metres (4.9 ft.) for Lot 1.

The purpose of the rezoning and development variance permit is to permit the development of fourteen (14) townhouse units on Block A portion of the site.

**Note:** See Development Variance Permit No. 7912-0311-00 under Clerk's Report, Item I.1(f)

The Notice of the Public Hearing was read by the City Clerk. The location of the property was indicated to the Public Hearing.

D. Sparks, Rosemary Heights Crescent: The delegation commented that that 32nd Avenue is a noisy truck route (use of engine breaks), as a result, there are substantial levels of pollution, and the proposed rezoning of the area to residential is a concern.

The delegation requested Council to reconsider the trucking designation. Mayor Watts noted that Council has applied to TransLink to have it removed as a truck route three times and it is an on-going concern. In the meantime, work on the 16 Avenue interchange will help to abate some of the pollution/noise generated by large trucks. Staff noted that construction work on 16 Avenue is happening in earnest and it will disperse a lot of truck traffic.

There was correspondence on table from:

NAME	FOR	AGAINST	CONCERN
F. & M. Moore			X
S. Lang			X
C. & R. Cooper		X	
S. Johnson			X

10. **Surrey Official Community Plan By-law, 1996, No. 12900,  
No. 350 Amendment By-law, 2013, No. 17904  
Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2013, No. 17905  
Application: 7912-0204-00**

CIVIC ADDRESS: 16464 – 23 Avenue, 2235 and 2265 – 165 Street

APPLICANT: Brian W. and Kathleen A. McDowell, Hong Guo, Ronald W. and Jean D. Honey  
c/o Legendary Development Ltd. (Kevin Dhaliwal)  
#216, 18525 – 53 Avenue  
Surrey, BC V3S 7A4

PROPOSAL: **By-law 17904**  
To redesignate the site from Suburban (SUB) to Urban (URB).

**By-law 17905**  
To rezone the site from "One-Acre Residential Zone (RA)" to "Semi-Detached Residential Zone (RF-SD)".

**DEVELOPMENT VARIANCE PERMIT**

To vary "Surrey Zoning By-law, 1993, No. 12000", as amended, Part 17F, Section F, to reduce the minimum separation between the principal dwelling and the detached

garage from 6.0 metres (20 ft.) to 4.8 metres (16 ft.) on Lots 1, 2, 7, 8 and 11 to 16.

The purpose of the redesignation, rezoning and development variance permit is to permit the development of a 40-lot subdivision for semi-detached residential housing.

**Note:** See Development Variance Permit No. 7912-0204-00 under Clerk's Report, Item I.1(g)

The Notice of the Public Hearing was read by the City Clerk. The location of the property was indicated to the Public Hearing.

There were no persons present to speak to the proposed By-law.

There was correspondence on table from:

NAME	FOR	AGAINST	CONCERN
D. Balsor			X
R. & E. Busch			X

**11. Surrey Official Community Plan By-law, 1996, No. 12900,  
Text No. 121 Amendment By-law, 2013, No. 17896  
Application: 7912-0354-00**

**CIVIC ADDRESS:** 18150 Tynehead Drive

**APPLICANT:** o816897 B.C. Ltd.  
c/o Citiwest Consulting Ltd. (Roger Jawanda)  
#101, 9030 King George Boulevard  
Surrey, BC V3V 7Y3

**PROPOSAL:** To amend "Surrey Official Community Plan By-law, 1996, No. 12900" as amended, Division A. Schedule B Temporary Use Permit Areas, under the heading Temporary Industrial Use Permit Areas, by adding the following section immediately following Temporary Industrial Use Permit Area No. 42: Temporary Industrial Use Permit Area No. 43- "Truck Parking".

This amendment will allow the development and operation of a temporary truck and trailer parking facility for vehicles exceeding 5,000 Kg. [11,023 lbs.] gross vehicle weight and the operation of a trucking business.

**Note:** See Temporary Industrial Use Permit No. 7912-0354-00 under Clerk's Report, Item I.4(a)



The Notice of the Public Hearing was read by the City Clerk. The location of the property was indicated to the Public Hearing.

There were no persons present to speak to the proposed By-law.

## C. COMMITTEE REPORTS

### 1. Social Planning Advisory Committee - February 20, 2013

RES.R13-731 It was Moved by Councillor Villeneuve  
Seconded by Councillor Martin  
That the minutes of the Social Planning  
Advisory Committee meeting held on February 20, 2013, be received.  
Carried

### 2. Agriculture and Food Security Advisory Committee - March 14, 2013

RES.R13-732 It was Moved by Councillor Hepner  
Seconded by Councillor Steele  
That the minutes of the Agriculture and  
Food Security Advisory Committee meeting held on March 14, 2013, be received.  
Carried

### 3. Public Art Advisory Committee - March 14, 2013

RES.R13-733 It was Moved by Councillor Villeneuve  
Seconded by Councillor Martin  
That the minutes of the Public Art Advisory  
Committee meeting held on March 14, 2013, be received.  
Carried

Councillor Villeneuve noted the first public art piece through the City's Private Developer Public Art Program has been made possible by Private Developer contributions from Anthem Properties.

The piece will be placed in Fleetwood Gardens and is a 10-foot sculpture called Gnomon. A gnomon is the centre of a sun dial that casts a shadow and points to the time. This one will only point to 12 noon in summer, but has a ring of discs that point out the history of Fleetwood. The art work design is a leaf inspired by the clematis vine that grows on the arbours at Fleetwood Gardens. The Clematis flower is also used as part of the signage for this park.

The unveiling event is scheduled for Saturday, April 27, 2013, at 1 pm. Representatives from the Fleetwood Community Association will also be invited as they contributed to the funds for the structure.

### 4. Transportation and Infrastructure Committee - March 18, 2013

(a) It was Moved by Councillor Gill  
Seconded by Councillor Hunt  
That the minutes of the Transportation and  
Infrastructure Committee meeting held on March 18, 2013, be received.  
RES.R13-734 Carried

(b) The recommendations of these minutes were considered and dealt with as follows:

**20 Avenue Bicycle Project Update**

It was Moved by Councillor Gill  
Seconded by Councillor Hunt  
That Council endorse staff to proceed with  
construction of the 20 Avenue Cycling Project and continue to work with  
the Sunnyside Acres Heritage Society to mitigate the project impacts to  
Sunnyside Acres Forest.  
RES.R13-735 Carried

**5. Culture Development Advisory Committee - March 19, 2013**

It was Moved by Councillor Villeneuve  
Seconded by Councillor Martin  
That the minutes of the Culture  
Development Advisory Committee meeting held on March 19, 2013, be received.  
RES.R13-736 Carried

Councillor Villeneuve noted that the 2013 Cultural Grants Ceremony will be held at the Surrey Arts Centre on Tuesday, April 30 at 6:30 p.m. all members of Council and the public were invited to attend; there will be light refreshments, background entertainment, and an opportunity to mingle with the 2013 Cultural Grant recipients.

**D. BOARD/COMMISSION REPORTS**

**1. Board of Variance - March 13, 2013**

It was Moved by Councillor Martin  
Seconded by Councillor Steele  
That the minutes of the Board of Variance  
meeting held on March 13, 2013, be received.  
RES.R13-737 Carried

**E. MAYOR'S REPORT**

1. Mayor Watts read the following proclamations:

GLOBAL LOVE DAY

May 1, 2013

WHEREAS the Love Foundation, Inc., a non-profit organization, has announced Global Love Day to facilitate in establishing love and peace on our planet; and

WHEREAS Global Love Day will establish a worldwide focus towards "unconditionally loving each other as we love ourselves"; and

WHEREAS we are one humanity on this planet; and

WHEREAS all life is interconnected and interdependent; and

WHEREAS all share in the universal bond of love; and

WHEREAS love begins with self-acceptance and forgiveness; and

WHEREAS with respect and compassion we embrace diversity; and

WHEREAS together we make a difference through love; and

WHEREAS the Love Foundation, Inc. invites mankind to declare May 1, 2013 as Global Love Day, a day of forgiveness and unconditional love. Global Love Day will act as a model for all of us to follow, each and every day;

NOW, THEREFORE, BE IT RESOLVED that I, Dianne L. Watts, do hereby declare May 1, 2013 as "Global Love Day" in the City of Surrey, and invite all citizens to observe this day, which honors the public cause for Global Love, World Peace, and Universal Joy.

Dianne L. Watts  
Mayor

NORTH AMERICAN OCCUPATIONAL HEALTH & SAFETY WEEK

May 5 - 11, 2013

WHEREAS the City of Surrey is committed to, reducing workplace accidents and improving employee health and wellness; and

WHEREAS the City of Surrey supports the Safe City and Active City campaigns to promote public health and safety; and

WHEREAS the British Columbia and Yukon division of the Canadian Society of Safety Engineering, the City of Surrey, CUPE Local 402 and the Surrey Fire-Fighters' Association, Local 1271 actively support occupational health and safety, and promote the open

communication of occupational health and safety information among workers, supervisors and employers; and

WHEREAS it is desirable that work sites be safe, injuries be prevented, and the City meet its regulatory requirements under Workers' compensation legislation;

NOW, THEREFORE, BE IT RESOLVED that I, Dianne L. Watts, do hereby declare May 5 - 11, 2013 as "North American Occupational Health & Safety Week" in the City of Surrey.

Dianne L. Watts  
Mayor

"LIGHT IT ORANGE" INITIATIVE ON MELANOMA  
May 6, 2013

WHEREAS melanoma is the 7th most frequent cancer in Canada; and

WHEREAS the survival rate for melanoma is high; 90 % of Canadians diagnosed with melanoma will survive. Early detection of melanoma is very important as this is directly linked to the high survival rate. Unlike many cancers, melanoma is clearly visible on the skin; and

WHEREAS melanoma is one of a handful of cancers where the incidence in Canadians continues to increase; and

WHEREAS while less common, melanoma is the most dangerous type of skin cancer since it can spread in the body and cause death; and

WHEREAS skin cancer is one of a small number of cancers that can be prevented through simple measures such as limiting sun exposure, seeking shade, wearing hats and clothing, and using an SPF 30 or higher, broad spectrum sunscreen; and

WHEREAS the Canadian Dermatology Association and the American Academy of Dermatology is painting North America orange for skin cancer awareness on May 6, 2013. The "Light It Orange" national event will serve not only to raise awareness about skin cancer but also to let Canadians who have, or have had, skin cancer know they are not fighting the battle alone;

NOW, THEREFORE, BE IT RESOLVED that I, Dianne L. Watts, do hereby declare May 6, 2013 as "Light It Orange" Initiative on Melanoma in the City of Surrey, and encourage our community to be proactive in the prevention and detection of skin cancer.

Dianne L. Watts  
Mayor

SURREY HOSPICE DOVE RELEASE MEMORIAL

May 11, 2013

WHEREAS support for those that have a terminal illness, those who are nearing the end of life and those that have lost a loved one, is a right and integral component of healthy communities; and

WHEREAS Surrey Hospice Society is supporting quality end-of-life care by providing spiritual, social and physical support to individuals and their loved ones as they face a life ending illness and ongoing grief support programs for children, teens and adults; and

WHEREAS no one should face a life ending illness alone, and no one needs to be alone with their grief through our Dove Release Memorial;

NOW, THEREFORE, BE IT RESOLVED that I, Dianne L. Watts, do hereby declare May 11, 2013 as "Surrey Hospice Dove Release Memorial" in the City of Surrey.

Dianne L. Watts  
Mayor

HOSPICE WEEK

First Week of May 2013

WHEREAS May is National Hospice Month, and

WHEREAS hospices across Canada will host their annual Hike 4 Hospice on Sunday, May 5 and

WHEREAS 2013 marks White Rock South Surrey Hospice Society with over 30 years of serving White Rock and South Surrey residents free of charge, and

WHEREAS last year White Rock South Surrey Hospice Society raised necessary funds in support of free Hospice programs and services, and

Whereas Hospice will continue to play an important role in the lives of residents across the Semiahmoo area, now

BE IT RESOLVED THAT The City of Surrey proclaims the first week of May as Hospice Week, and we encourage all citizens to recognize the importance of Hospice care by participating in their local Hike 4 Hospice events.

Dianne L. Watts  
Mayor

MS AWARENESS MONTH

May 2013

- WHEREAS Multiple Sclerosis is a chronic, often disabling neurological disease affecting an estimated 55,000-75,000 Canadians and more than 8,000 British Columbians; and
- WHEREAS Multiple Sclerosis symptoms vary widely and may lead to problems with numbness, coordination, vision and speech, as well as extreme fatigue and even paralysis; and
- WHEREAS there is no known cause of, prevention of, or cure for Multiple Sclerosis; and
- WHEREAS the Multiple Sclerosis Society of Canada, is the only national organization in Canada that supports both MS research and services for people with MS and their families; and
- WHEREAS annual fundraising events such as the Scotiabank MS WALK, MS Bike Tour, and A&W's Cruisin' for a Cause support programs to enhance the lives of people affected by Multiple Sclerosis and their families and support MS research in Canada; and
- WHEREAS since 1948, the Multiple Sclerosis Society of Canada has provided more than \$100 million for MS research; and is grateful for the dedication and commitment of its supporters and volunteers that has made this possible; and
- WHEREAS BC will continue to lead the way in Multiple Sclerosis research, through one of the world's most renowned Multiple Sclerosis research facilities at the University of British Columbia; and
- WHEREAS together we will find ways to enhance the quality of lives for people affected by Multiple Sclerosis and to find a cure to end MS;

NOW, THEREFORE, BE IT RESOLVED that I, Dianne L. Watts, do hereby declare May, 2013 as "MS Awareness Month" for the Multiple Sclerosis Society of Canada in the City of Surrey.

Dianne L. Watts  
Mayor

SPEECH AND HEARING MONTH

May 2013

- WHEREAS one in ten Canadians are living with the daily challenge of speech, language or hearing problems significantly affecting school, work and social aspects of their lives; and

WHEREAS individuals with such problems, especially children, can be greatly assisted through early detection and intervention; and

WHEREAS BC Family Hearing Resource Society wishes to raise awareness in the City of Surrey that children can be severely impacted from various speech, language and hearing issues; and

WHEREAS learning to recognize the early warning signs of speech, language and hearing difficulties and where the contact Speech-Language Pathologists and Audiologists who can provide assessment and treatment to ensure these children lead richer, productive and enjoyable lives;

NOW, THEREFORE, BE IT RESOLVED that I, Dianne L. Watts, do hereby declare May, 2013 as "Speech and Hearing Month" in the City of Surrey, and encourage all citizens to work together to raise awareness of the speech and language needs of the children in our community.

Dianne L. Watts  
Mayor

**F. GOVERNMENTAL REPORTS**

**G. CORPORATE REPORTS (continued)**

1. The Corporate Reports, under date of April 22, 2013, were considered and dealt with as follows:

**Item No. Ro68** Designates for Election to the E-Comm Board and Representative for the City related to the E-Comm Annual General Meeting  
File: 7150-20 (E-Comm)

The City Manager submitted a report concerning Designates for Election to the E-Comm Board and Representative for the City related to the E-Comm Annual General Meeting.

The City Manager was recommending approval of the recommendations outlined in the report.

It was Moved by Councillor Martin  
Seconded by Councillor Hunt  
That Council:

1. approve Fire Chief Len Garis as a designate for election to the E-Comm Board;

2. approve the individual chosen by the City of White Rock Council and the Township of Langley Council as a designate for election to the E-Comm Board;
3. designate Fire Chief Len Garis as the City of Surrey's representative to the 2013 Annual General Meeting of the Shareholders of E-Comm; and
4. authorize the City Clerk to forward a copy of Council's resolution to the Corporate Secretary of E-Comm and to forward a copy of Corporate Report Ro68 and the related Council resolution to the Township of Langley and the City of White Rock as information.

RES.R13-738

Carried

**Item No. Ro69** Increase in Expenditure Authorization for Contract M.S. 1711-007-11 - Roberts Bank Rail Corridor "Combo" Project  
File: 1711-007/11

The General Manager, Engineering submitted a report concerning Increase in Expenditure Authorization for Contract M.S. 1711-007-11 - Roberts Bank Rail Corridor "Combo" Project.

The General Manager, Engineering was recommending approval of the recommendations outlined in the report.

It was Moved by Councillor Hunt  
Seconded by Councillor Martin  
That Council approve an increase in the  
expenditure authorization limit in the amount of \$8,800,000 including contingency and taxes that will increase the authorization limit from \$78,000,000.00 to \$86,800,000, which increase is necessary to cover the cost of works that are being constructed on behalf of B.C. Hydro and additional project scope related to water main works, storm sewer works, road works and other miscellaneous works.

RES.R13-739

Carried

**Item No. Ro70** Impacts on Sewerage Rates Resulting from the Construction of the New Iona Island Wastewater Treatment Plant and the New Lions Gate Wastewater Treatment Plant  
File: 0458-20(LWMP)

The General Manager, Engineering and the General Manager, Finance and Technology submitted a report to:

1. provide information about the potential increases to the Regional sewerage area rates that could result from the planned construction of a new Vancouver wastewater treatment plant and a new North Shore wastewater treatment plant;



2. highlight the importance of senior government cost-sharing in relation to funding these new plants to ensure an affordable sewerage area rate for the affected municipalities; and
3. outline several considerations that should be taken into account by Metro Vancouver and member municipalities if any adjustment to the current Greater Vancouver Sewerage and Drainage District (GVS&DD) cost allocation methodology is considered.

The General Manager, Engineering and the General Manager, Finance and Technology were recommending approval of the recommendations outlined in their report.

It was Moved by Councillor Hunt  
Seconded by Councillor Hayne  
That Council:

1. Receive Corporate Report R070 as information;
2. Authorize staff to forward a copy of this report to Metro Vancouver and to each of its member municipalities as information and with the related Council resolution to each of the Premier, the Provincial Minister of Environment, the Surrey Members of the Legislative Assembly and the Surrey Members of Parliament.

RES.R13-740

Carried

It was Moved by Councillor Hunt  
Seconded by Councillor Hayne  
That since 1994, the GVS&DD has mandated  
a cost allocation structure and the City of Surrey supports the funding formula  
remaining as is; and, that staff forward a copy of this recommendation to all  
members of the GVS&DD with a copy of Corporate Report R070 for information.

RES.R13-741

Carried

Councillor Hunt noted that when there is an expense in the suburbs, the suburbs have to pay; however, whenever there is an expense with the core (Metro Vancouver), it involves a redistribution of funding. Councillor Hunt noted that the formula was originally created by Metro Vancouver and it should stay the same, Surrey residents should not be accountable for paying the Metro Vancouver sewer bill. Metro Vancouver may deem it reasonable to take the next 60 years to separate the sewers; however, they would spend a lot less money if it went toward a secondary treatment plant. Councillor Hunt further noted that it was interesting that the report contained no recognition that commercial/industrial businesses exist. He proposes that the formula remains as is; and suggested the time has come for Surrey to say "no."

Councillor Hepner noted that there is a cost disconnect that is happening south of the Fraser but noted that Burnaby is also a strong advocate of not changing the

formula. Councillor Hepner noted that the fact that commercial businesses have not been considered is beyond comprehension and that there is an unfortunate disconnect of where the priorities should be regarding this issue.

Council thanked staff for the report and noted that it will help with the positioning of Surrey at the municipal level.

Staff noted Council can pass a resolution to make it clear that Surrey is not interested in paying anything more. The challenge with the Utility Committee report was the Tier 1 and Tier 2 costs; however, there is a lot of complication. Those interested in sharing the costs are interested in making the formula as complicated as possible. Ultimately, what will be happening is a presentation will go back through the Utilities Committee to the Board for some input, at that time, firm statements can be made.

**Item No. R071**                      Quarterly Financial Report - First Quarter - 2013  
 File: 1880-20

The General Manager, Finance and Technology submitted a report to provide Council with an update on the City's financial activity for the first quarter of 2013 and to compare that activity with the 2013 Financial Plan and with the same period in prior years.

The General Manager, Finance and Technology was recommending that the report be received for information.

It was	Moved by Councillor Martin Seconded by Councillor Gill That Corporate Report R071 be received for information.
--------	---

RES.R13-742

Carried

**Item No. R072**                      Implications of the Re-instatement of Provincial Sales Tax  
 on City Capital Projects  
 File: 2000-01

The General Manager, Finance and Technology submitted a report to provide information regarding the financial impact that the return to the Provincial Sales Tax (PST) will have on capital projects and to recommend that the Mayor forward a letter to the Minister of Finance requesting a means by which to offset the financial impact to local governments of the re-introduction of the PST.

The General Manager, Finance and Technology was recommending approval of the recommendations outlined in the report.

It was Moved by Councillor Martin  
Seconded by Councillor Gill  
That Council:

1. receive Corporate Report R072 as information; and
2. request that the Mayor on behalf of Council forward a letter to the Provincial Minister of Finance that requests that the Province put in place a program to reimburse local governments the amount of the Provincial Sales Tax (PST) that local governments are now paying on capital projects that would not have been paid under the Harmonized Sales Tax and that a copy of the same letter be forwarded to the Union of BC Municipalities with a request that the UBCM also pursue the matter with the Provincial government on behalf of all of BC's local governments.

RES.R13-743

Carried

Mayor Watts asked staff for clarification, from a budget perspective, on the impact of this change on our Capital Projects. In response, staff noted that PST affects the projects that are in-stream prior to the reversal decision not new projects as they will be budgeted accordingly.

PST was reintroduced on materials which are about 50% of the total project costs. Breaking it down, we end up with 2.5% of the project over and above of what was intended to be paid. The City of Surrey collects property taxes and some of them have to be given to the Provincial Government in the form of Provincial Sales Tax (PST). The crux of Corporate Report R072 is that there needs to be a rethinking about how PST applies to municipalities; there need to be resources available at a local level.

Mayor Watts noted that this is not unique to our municipality but would like this item forwarded to the UBCM for discussion. Staff noted that the change back to PST will cost Surrey approximately \$2 Million.

Councillor Hepner noted that she will take this issue to UBCM this week.

**Item No. R074**      2013 Cultural Grants Program - Grant Application  
File: 1850-01

The General Manager, Parks, Recreation and Culture submitted a report to obtain approval for the issuance of a grant under the Cultural Grants Program for 2013.

The General Manager, Parks, Recreation and Culture was recommending approval of the recommendations outlined in the report.

It was Moved by Councillor Martin  
Seconded by Councillor Villeneuve  
That Council:

1. receive Corporate Report R074 as information; and

- RES.R13-744
2. approve under the City's Cultural Grants Program a grant of \$2,500 to the Peninsula Arts Foundation as generally described in this report.  
Carried

**Item No. R075** Public Art Component of Cloverdale Youth Park Project  
File: 6140-20/c

The General Manager, Parks, Recreation and Culture submitted a report to provide background information regarding the Cloverdale Youth Park public art project and to obtain approval to retain an artist team who will undertake the project.

The General Manager, Parks, Recreation and Culture was recommending approval of the recommendations outlined in the report.

It was Moved by Councillor Villeneuve  
Seconded by Councillor Martin  
That Council:

1. receive Corporate Report R075 as information; and
2. authorize staff to work with EOS Lightmedia, and the artist team of Shaun August, Philippe Pasquier, Jessie Scott and Vincent van Haaff toward the creation and installation of the "Cloud" as the public art feature of the new Cloverdale Youth Park project, all as generally described in this report.

RES.R13-745 Carried

**Item No. R076** Surrey Agriculture Protection and Enhancement Strategy  
File: 6520-20 (AFSAC)

The General Manager, Planning and Development submitted a report to seek approval of the City of Surrey Agriculture Protection and Enhancement Strategy and to seek authorization for staff to proceed with the implementation of the Strategy. The Strategy identifies key priorities and actions intended to enhance the sustainable growth and vitality of Surrey's agriculture sector.

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

It was Moved by Councillor Hepner  
Seconded by Councillor Hunt  
That Council:

1. Receive Corporate Report R076 as information; and
2. Adopt the City of Surrey Agriculture Protection and Enhancement Strategy, a copy of which is attached as Appendix I to this report, and

authorize staff to proceed with the implementation in a prioritized manner of the actions contained in the Strategy for which the City is responsible.

RES.R13-746

Carried

**Item No. R077** Improvements to the Development Inspections Processes  
File: 6880-01

The General Manager, Planning and Development submitted a report concerning Improvements to the Development Inspections Processes.

The General Manager, Planning and Development was recommending that the report be received for information.

It was

Moved by Councillor Hunt

Seconded by Councillor Hayne

That Corporate Report R077 be received for

information.

RES.R13-747

Carried

## H. BY-LAWS

### THIRD READINGS

- "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2013, No. 17898"  
7911-0268-00 – Gurmit S. and Manprit K. Pannu  
c/o Citiwest Consulting Ltd. (Roger Jawanda)  
RA to RF-12 (BL 12000) and RF-9 (BL 12000) - 5925 – 140 Street - to permit  
subdivision into 10 single family lots (1 RF-12 and 9 RF-9).

Approved by Council: April 8, 2013

It was

Moved by Councillor Hunt

Seconded by Councillor Gill

That "Surrey Zoning By-law, 1993, No. 12000,

Amendment By-law, 2013, No. 17898" pass its third reading.

RES.R13-748

Carried

Council requested staff to address the concerns regarding the garbage/clean-up raised during the Public Hearing.

Mayor Watts requested staff to provide clarification regarding the job site expectations for recycling/garbage in the construction industry. Staff noted that there is an initiate with the building inspection process and a by-law will be rolled out before the end of the year.

2. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2013, No. 17899"  
7912-0266-00 – Gurdial S. and Rajwant K. Sandhu, Sukhraj S. and Sukhjot K. Gill  
c/o McElhanney Consulting Services Ltd. (James Pernu)  
RA to RF-12 (BL 12000) and RF (BL 12000) - 5877 – 140 Street - to permit  
subdivision into 8 single family lots (7 RF-12 Block A and 1 RF Block B).

Approved by Council: April 8, 2013

It was Moved by Councillor Martin  
Seconded by Councillor Gill  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2013, No. 17899" pass its third reading.

RES.R13-749

Carried

3. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 353 Amendment  
By-law, 2013, No. 17910"  
7910-0313-00 – 0888399 B.C. Ltd. c/o Simranjeet Dhanoa  
To redesignate the site located at 6971 – 122 Street from Urban (URB) to Multiple  
Residential (RM).

This By-law is proceeding in conjunction with By-law No. 17911

Approved by Council: April 8, 2013

It was Moved by Councillor Martin  
Seconded by Councillor Hepner  
That "Surrey Official Community Plan  
By-law, 1996, No. 12900, No. 353 Amendment By law, 2013, No. 17910" pass its third  
reading.

RES.R13-750

Carried

"Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2013, No. 17911"  
7910-0313-00 – 0888399 B.C. Ltd. c/o Simranjeet Dhanoa  
RA to RM-30 (BL 12000) - 6971 – 122 Street - to permit the development of a 39 unit  
townhouse project.

This By-law is proceeding in conjunction with By-law No. 17910

Approved by Council: April 8, 2013

**Note:** See Development Variance Permit No. 7910-0313-00 under Clerk's Report,  
Item I.1(a)

It was Moved by Councillor Martin  
Seconded by Councillor Hepner  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2013, No. 17911" pass its third reading.

RES.R13-751

Carried

4. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 351 Amendment By-law, 2013, No. 17906"  
7912-0343-00 – 0763284 B.C. Ltd.  
c/o Focus Architecture Incorporated (Colin A. Hogan)  
To redesignate a portion of the site located at 6481 and 6495 – 192 Street from Urban (URB) to Multiple Residential (RM).

This By-law is proceeding in conjunction with By-law No. 17907

Approved by Council: April 8, 2013

It was  
Moved by Councillor Martin  
Seconded by Councillor Hepner  
That "Surrey Official Community Plan  
By-law, 1996, No. 12900, No. 351 Amendment By law, 2013, No. 17906" pass its third reading.

RES.R13-752

Carried

"Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2013, No. 17907"  
7912-0343-00 – 0763284 B.C. Ltd.  
c/o Focus Architecture Incorporated (Colin A. Hogan)  
RA to RM-30 (BL 12000) and RF (BL 12000) - 6481 and 6495 – 192 Street - to permit the development of a 58 unit townhouse complex, a remnant parcel and a parcel to be dedicated for riparian protection.

This By-law is proceeding in conjunction with By-law No. 17906

Approved by Council: April 8, 2013

**Note:** See Development Variance Permit No. 7912-0343-00 under Clerk's Report, Item I.1(b)

It was  
Moved by Councillor Martin  
Seconded by Councillor Hepner  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2013, No. 17907" pass its third reading.

RES.R13-753

Carried

5. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 352 Amendment By-law, 2013, No. 17908 "  
7912-0098-00 – Evershine Land Group Inc.  
c/o Hub Engineering Inc. (Mike Kompter)  
To redesignate the property located at 7311 – 196 Street from Suburban (SUB) to Urban (URB).

This By-law is proceeding in conjunction with By-law No. 17909

Approved by Council: April 8, 2013

RES.R13-754

It was Moved by Councillor Martin  
 Seconded by Councillor Hepner  
 That "Surrey Official Community Plan  
 By-law, 1996, No. 12900, No. 352 Amendment By law, 2013, No. 17908 " pass its  
 third reading.  
Carried

"Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2013, No. 17909"  
 7912-0098-00 – Evershine Land Group Inc. c/o Hub Engineering Inc. (Mike Kompter)  
 RA to RF-9C (BL 12000) and RF-12 (BL 12000) and RM-30 (BL 12000) -  
 7311 - 196 Street - to permit the development of approximately nine townhouse  
 units, two RF-12 lots and one RF-9C lot with a portion from the adjacent property  
 at 7292 - 195A Street.

This By-law is proceeding in conjunction with By-law No. 17908

Approved by Council: April 8, 2013

**Note:** See Development Variance Permit No. 7912-0098-00 under Clerk's Report,  
 Item I.1(c)

RES.R13-755

It was Moved by Councillor Martin  
 Seconded by Councillor Hepner  
 That "Surrey Zoning By-law, 1993, No. 12000,  
 Amendment By-law, 2013, No. 17909" pass its third reading.  
Carried

6. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2013, No. 17897"  
 7912-0336-00 – Sagebrush Developments Ltd. c/o William Christie Architect  
 C-5 to CD (BL 12000) - 3590 King George Boulevard - to permit a daycare/junior  
 kindergarten facility to occupy the entire existing building.

Approved by Council: April 8, 2013

**Note:** See Development Variance Permit No. 7912-0336-00 under Clerk's Report,  
 Item I.1(d)

RES.R13-756

It was Moved by Councillor Martin  
 Seconded by Councillor Gill  
 That "Surrey Zoning By-law, 1993, No. 12000,  
 Amendment By-law, 2013, No. 17897" pass its third reading.  
Carried

7. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2013, No. 17900"  
 7912-0294-00 – Zhong N. Zhao c/o Citiwest Consulting Ltd. (Roger Jawanda)  
 RA to CD (BL 12000) - 13869 – 23A Avenue - to permit subdivision into 2 suburban  
 lots.

Approved by Council: April 8, 2013



RES.R13-757

It was	Moved by Councillor Martin
	Seconded by Councillor Gill
	That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2013, No. 17900"	pass its third reading.
	<u>Carried</u>

Mayor Watts requested staff to address the drainage concerns raised during the Public Hearing.

8. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 349 Amendment By-law, 2013, No. 17901"  
7912-0153-00 - Jaylin Homes Ltd., Infinity Properties Ltd., Morningstar Neighbourhoods Ltd., R. A. B. Ventures #1 Ltd., Benchmark Management Ltd. c/o Infinity Properties Ltd. (Alison Davies)  
To redesignate the site located at 16704 - 23 Avenue, 2197, 2219, 2261 - 168 Street and 16695 - Edgewood Drive from Suburban (SUB) to Urban (URB).

This By-law is proceeding in conjunction with By-law No. 17902

Approved by Council: April 8, 2013

RES.R13-758

It was	Moved by Councillor Hepner
	Seconded by Councillor Martin
	That "Surrey Official Community Plan By-
law, 1996, No. 12900, No. 349 Amendment By law, 2013, No. 17901"	pass its third
reading.	
	<u>Carried</u>

Prior to final adoption, Council requested staff to provide a further report to address the concerns raised during the Public Hearing.

"Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2013, No. 17902"  
7912-0153-00 - Jaylin Homes Ltd., Infinity Properties Ltd., Morningstar Neighbourhoods Ltd., R. A. B. Ventures #1 Ltd., Benchmark Management Ltd. c/o Infinity Properties Ltd. (Alison Davies)  
RA to RF-9 (BL 12000) and RF-12 (BL 12000) - 16704 - 23 Avenue, 2197, 2219, 2261 - 168 Street and 16695 - Edgewood Drive - to permit the subdivision into 69 single family residential lots.

This By-law is proceeding in conjunction with By-law No. 17901

Approved by Council: April 8, 2013

**Note:** See Development Variance Permit No. 7912-0153-00 under Clerk's Report, Item I.1(e)

RES.R13-759 It was Moved by Councillor Hepner  
 Seconded by Councillor Martin  
 That "Surrey Zoning By-law, 1993, No. 12000,  
 Amendment By-law, 2013, No. 17902" pass its third reading.  
Carried

Prior to final adoption, Council requested staff to provide a further report to address the concerns raised during the Public Hearing.

9. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2013, No. 17903" 7912-0311-00 – City of Surrey c/o Site Lines Architecture Inc. (Gord Klassen) RA to RM-15 (BL 12000) and RF (BL 12000) – 15329 – 32 Avenue - permit the development of fourteen (14) townhouse units.

Approved by Council: April 8, 2013

**Note:** See Development Variance Permit No. 7912-0311-00 under Clerk's Report, Item I.1(f)

RES.R13-760 It was Moved by Councillor Hunt  
 Seconded by Councillor Gill  
 That "Surrey Zoning By-law, 1993, No. 12000,  
 Amendment By-law, 2013, No. 17903" pass its third reading.  
Carried

Mayor Watts asked staff to provide clarification regarding the required setbacks on 32nd Avenue. Staff, in response noted that on the property line, it typically requires 7.5 metres. There is only one lot in this development that is affected by this requirement.

10. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 350 Amendment By-law, 2013, No. 17904" 7912-0204-00 - Brian W. and Kathleen A. McDowell, Hong Guo, Ronald W. and Jean D. Honey c/o Legendary Development Ltd. (Kevin Dhaliwal) To redesignate the site located at 16464 – 23 Avenue, 2235 and 2265 – 165 Street from Suburban (SUB) to Urban (URB).

This By-law is proceeding in conjunction with By-law No. 17905

Approved by Council: April 8, 2013

RES.R13-761 It was Moved by Councillor Hunt  
 Seconded by Councillor Steele  
 That "Surrey Official Community Plan  
 By-law, 1996, No. 12900, No. 350 Amendment By law, 2013, No. 17904" pass its third reading.  
Carried

Prior to final adoption, Council requested staff to provide a further report to address the concerns raised during the Public Hearing.

"Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2013, No. 17905"  
7912-0204-00 - Brian W. and Kathleen A. McDowell, Hong Guo, Ronald W. and Jean D. Honey c/o Legendary Development Ltd. (Kevin Dhaliwal)  
RA to RF-SD (BL 12000) - 16464 - 23 Avenue, 2235 and 2265 - 165 Street - to permit the development of a 40-lot subdivision for semi-detached residential housing.

This By-law is proceeding in conjunction with By-law No. 17904

**Note:** See Development Variance Permit No. 7912-0204-00 under Clerk's Report, Item I.1(g)

Approved by Council: April 8, 2013

It was Moved by Councillor Hunt  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2013, No. 17905" pass its third reading.  
Carried

RES.R13-762

Prior to final adoption, Council requested staff to provide a further report to address the concerns raised during the Public Hearing.

11. "Surrey Official Community Plan By-law, 1996, No. 12900, Text No. 121 Amendment By-law, 2013, No. 17896"  
7912-0354-00 - 0816897 B.C. Ltd. c/o Citiwest Consulting Ltd. (Roger Jawanda)  
To amend "Surrey Official Community Plan By-law, 1996, No. 12900" as amended, Division A. Schedule B Temporary Use Permit Areas, under the heading Temporary Industrial Use Permit Areas, by adding the following section immediately following Temporary Industrial Use Permit Area No. 42: Temporary Industrial Use Permit Area No. 43- "Truck Parking"  
This amendment will allow the development and operation of a temporary truck and trailer parking facility for vehicles exceeding 5,000 Kg. [11,023 lbs.] gross vehicle weight and the operation of a trucking business.

Approved by Council: April 8, 2013

**Note:** See Temporary Industrial Use Permit No. 7912-0354-00 under Clerk's Report, Item I.4(a)

It was Moved by Councillor Hunt  
Seconded by Councillor Hayne  
That "Surrey Official Community Plan  
By-law, 1996, No. 12900, Text No. 121 Amendment By-law, 2013, No. 17896" pass its third reading.

RES.R13-763

Carried

## FINAL ADOPTIONS

12. "Surrey Zoning By-law, 1993, No. 12000, Text Amendment By-law, 2012, No. 17773" 3900-20-17773 - Text Amendment  
"Surrey Zoning By-law, 1993, No. 12000" as amended, is further amended in Part 1, Part 4 and Part 36B to define and regulate a "firearms certification use". These amendments support the intent that a rezoning process will be required before any firearms certification business can be established in Surrey.

Approved by Council: October 1, 2012  
Corporate Report Item No. R221

It was Moved by Councillor Hunt  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993, No. 12000, Text Amendment By-law, 2012, No. 17773" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R13-764

Carried

13. "Business License By-law, 1999, No. 13680, Amendment By-law, 2012, No. 17774" 3900-20-17774 –Regulatory Text Amendment  
"Business License By-law, 1999, No. 13680" as amended is further amended by adding a definition for "Firearms Certification" and its corresponding regulations.

Approved by Council: October 1, 2012  
Corporate Report Item No. R221

It was Moved by Councillor Hunt  
Seconded by Councillor Hepner  
That "Business License By-law, 1999, No. 13680, Amendment By-law, 2012, No. 17774" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R13-765

Carried

14. "Surrey Close and Remove the Dedication of Highway of a Portion of Road Adjacent to 68 Avenue and 18625 Fraser Highway, By-law, 2013, No. 17887" 3900-20-17887 – Council Initiative  
A by-law to authorize the closure and removal of road allowance adjacent to 68 Avenue and 18625 Fraser Highway. This closure is intended to facilitate the consolidation with the adjacent property to facilitate a future development in accordance with the *Community Charter*, SBC 2003, c.26, as amended, approval of the disposition of the road will be considered by City Council at a later date.

Approved by Council: February 18, 2013  
Corporate Report Item No. R023

It was Moved by Councillor Hunt  
 Seconded by Councillor Steele  
 That "Surrey Close and Remove the  
 Dedication of Highway of a Portion of Road Adjacent to 68 Avenue and 18625  
 Fraser Highway, By law, 2013, No. 17887" be finally adopted, signed by the Mayor  
 and Clerk, and sealed with the Corporate Seal.

RES.R13-766 Carried

## INTRODUCTIONS

15. "Surrey Zoning By-law, 1993, No. 12000, Text Amendment By-law, 2013, No. 17912"  
 3900-20-17912 – Regulatory Text Amendment  
 "Surrey Zoning By-law, 1993, No. 12000" as amended, is further amended in  
 Schedule F and Schedule G to include amenity contributions for the Fleetwood  
 Enclave Infill Area Concept Plan.

Approved by Council: March 11, 2013  
 Corporate Report Item No. R049

It was Moved by Councillor Hunt  
 Seconded by Councillor Steele  
 That "Surrey Zoning By-law, 1993, No. 12000,  
 Text Amendment By-law, 2013, No. 17912" pass its first reading.

RES.R13-767 Carried

The said By-law was then read for the second time.

It was Moved by Councillor Hunt  
 Seconded by Councillor Steele  
 That "Surrey Zoning By-law, 1993, No. 12000,  
 Text Amendment By-law, 2013, No. 17912" pass its second reading.

RES.R13-768 Carried

The said By-law was then read for the third time.

It was Moved by Councillor Hunt  
 Seconded by Councillor Steele  
 That the Public Hearing on "Surrey Zoning  
 By-law, 1993, No. 12000, Text Amendment By-law, 2013, No. 17912" be held at the  
 City Hall on May 6, 2013, at 7:00 p.m.

RES.R13-769 Carried

16. "Surrey Land Use and Development Applications Fees Imposition By-law, 1993,  
 No. 11631, Amendment By-law, 2013, No. 17917"  
 3900-20-17917 – Regulatory Text Amendment  
 "Surrey Land Use and Development Applications Fees Imposition By-law, 1993,  
 No. 11631" as amended, is further amended in Schedule 8 to include fees for the  
 Fleetwood Enclave Infill Area Plan.

Approved by Council: March 11, 2013  
Corporate Report Item No. R049

RES.R13-770  
It was  
Applications Fees Imposition By-law, 1993, No. 11631, Amendment By-law, 2013, No. 17917" pass its first reading.  
Moved by Councillor Hunt  
Seconded by Councillor Steele  
That "Surrey Land Use and Development Applications Fees Imposition By-law, 1993, No. 11631, Amendment By-law, 2013, No. 17917" pass its first reading.  
Carried

The said By-law was then read for the second time.

RES.R13-771  
It was  
Applications Fees Imposition By-law, 1993, No. 11631, Amendment By-law, 2013, No. 17917" pass its second reading.  
Moved by Councillor Hunt  
Seconded by Councillor Steele  
That "Surrey Land Use and Development Applications Fees Imposition By-law, 1993, No. 11631, Amendment By-law, 2013, No. 17917" pass its second reading.  
Carried

The said By-law was then read for the third time.

RES.R13-772  
It was  
Applications Fees Imposition By-law, 1993, No. 11631, Amendment By-law, 2013, No. 17917" pass its third reading.  
Moved by Councillor Hunt  
Seconded by Councillor Steele  
That "Surrey Land Use and Development Applications Fees Imposition By-law, 1993, No. 11631, Amendment By-law, 2013, No. 17917" pass its third reading.  
Carried

17. "Surrey General Rates Levy By-law, 2013, No. 17913"  
3900-20- 17913 – Council Initiative  
A by-law to provide for the levying of rates for general city purposes and special services for the year 2013 in the City of Surrey.

Approved by Council: April 22, 2013

RES.R13-773  
It was  
2013, No. 17913" pass its first reading.  
Moved by Councillor Hunt  
Seconded by Councillor Steele  
That "Surrey General Rates Levy By-law, 2013, No. 17913" pass its first reading.  
Carried

The said By-law was then read for the second time.

RES.R13-774  
It was  
2013, No. 17913" pass its second reading.  
Moved by Councillor Hunt  
Seconded by Councillor Steele  
That "Surrey General Rates Levy By-law, 2013, No. 17913" pass its second reading.  
Carried

The said By-law was then read for the third time.

- RES.R13-775 It was Moved by Councillor Hunt  
Seconded by Councillor Steele  
That "Surrey General Rates Levy By-law,  
2013, No. 17913" pass its third reading.  
Carried
18. "Surrey Special Rates Levy By-law, 2013, No. 17914"  
3900-20- 17914 – Council Initiative  
A by-law to levy rates in the City of Surrey to provide the cost of special services  
therein for the year 2013.  
  
Approved by Council: April 22, 2013
- RES.R13-776 It was Moved by Councillor Hunt  
Seconded by Councillor Steele  
That "Surrey Special Rates Levy By-law, 2013,  
No. 17914" pass its first reading.  
Carried
- The said By-law was then read for the second time.
- RES.R13-777 It was Moved by Councillor Hunt  
Seconded by Councillor Steele  
That "Surrey Special Rates Levy By-law, 2013,  
No. 17914" pass its second reading.  
Carried
- The said By-law was then read for the third time.
- RES.R13-778 It was Moved by Councillor Hunt  
Seconded by Councillor Steele  
That "Surrey Special Rates Levy By-law, 2013,  
No. 17914" pass its third reading.  
Carried
19. "Roads and Traffic Safety Levy By-law, 2013, No. 17915"  
3900-20- 17915 – Council Initiative  
A by-law to levy rates in the City of Surrey to provide for roads and traffic safety  
for the year 2013.  
  
Approved by Council: April 22, 2013
- RES.R13-779 It was Moved by Councillor Hunt  
Seconded by Councillor Steele  
That "Roads and Traffic Safety Levy By-law,  
2013, No. 17915" pass its first reading.  
Carried
- The said By-law was then read for the second time.

RES.R13-780 It was Moved by Councillor Hunt  
Seconded by Councillor Steele  
That "Roads and Traffic Safety Levy By-law,  
2013, No. 17915" pass its second reading.  
Carried

The said By-law was then read for the third time.

RES.R13-781 It was Moved by Councillor Hunt  
Seconded by Councillor Steele  
That "Roads and Traffic Safety Levy By-law,  
2013, No. 17915" pass its third reading.  
Carried

20. "GVRD Tax Requisition By-law, 2013, No. 17916"  
3900-20- 17916 – Council Initiative  
A by-law to levy rates in the City of Surrey to provide for the amounts requested by  
GVRD for the year 2013.

Approved by Council: April 22, 2013

RES.R13-782 It was Moved by Councillor Hunt  
Seconded by Councillor Hepner  
That "GVRD Tax Requisition By-law, 2013,  
No. 17916" pass its first reading.  
Carried

The said By-law was then read for the second time.

RES.R13-783 It was Moved by Councillor Hunt  
Seconded by Councillor Hepner  
That "GVRD Tax Requisition By-law, 2013,  
No. 17916" pass its second reading.  
Carried

The said By-law was then read for the third time.

RES.R13-784 It was Moved by Councillor Hunt  
Seconded by Councillor Hepner  
That "GVRD Tax Requisition By-law, 2013,  
No. 17916" pass its third reading.  
Carried

21. "Surrey Fire Service By-law, 1990, No. 10771, Amendment By-law, 2013, No. 17918"  
3900-20-17918 – Regulatory By-law Text Amendment  
"Surrey Fire Service By-law, 1990, No. 10771" as amended, is further amended in  
Sections 26 and 29 to allow for the use of "Order to Remedy Conditions" to address  
properties from which repeat false fire alarms are generated.



Approved by Council: April 22, 2013  
Corporate Report Item No. R073

Earlier in the meeting, Council approved the recommendations of Corporate Report Item No. R073. By-law No. 17918 is therefore in order for consideration.

RES.R13-785 It was Moved by Councillor Hunt  
Seconded by Councillor Rasode  
That "Surrey Fire Service By-law, 1990,  
No. 10771, Amendment By-law, 2013, No. 17918" pass its first reading.  
Carried

The said By-law was then read for the second time.

RES.R13-786 It was Moved by Councillor Hunt  
Seconded by Councillor Rasode  
That "Surrey Fire Service By-law, 1990,  
No. 10771, Amendment By-law, 2013, No. 17918" pass its second reading.  
Carried

The said By-law was then read for the third time.

RES.R13-787 It was Moved by Councillor Hunt  
Seconded by Councillor Rasode  
That "Surrey Fire Service By-law, 1990,  
No. 10771, Amendment By-law, 2013, No. 17918" pass its third reading.  
Carried

22. "Surrey Zoning Amendment By-law, 2009, No. 16932"  
7907-0190-01 - Harjit Grewal and Gary Basi c/o Coastland Engineering & Surveying  
Ltd. (Mike Helle)  
RF to RF-12 (BL12000) - 11515 Millar Road - to allow subdivision into three (3) small  
single family lots.

Approved by Council: April 20, 2009

**Note:** See Development Variance Permit No. 7907-0190-01 under Clerk's Report,  
Item I.2(b)

**Note:** Change in ownership

RES.R13-788 It was Moved by Councillor Martin  
Seconded by Councillor Gill  
That "Surrey Zoning Amendment By-law,  
2009, No. 16932" be finally adopted, signed by the Mayor and Clerk, and sealed  
with the Corporate Seal.  
Carried

## I. CLERK'S REPORT

### 1. Development Variance Permits

It is in order for Council to now pass a resolution to indicate support of the following permits:

- (a) **Development Variance Permit No. 7910-0313-00  
o888399 B.C. Ltd.  
c/o Simranjeet Dhanoa  
6971 - 122 Street**

**Note:** This development variance permit will be in order for issuance upon final adoption of the related by-laws.

**Note:** See By-law Nos. 17910 & 17911 under Item H.3

To vary "Surrey Zoning By-law, 1993, No. 12000", as amended, Part 22, Section F, as follows:

- (i) To reduce the minimum easterly setback (122 Street) from 7.5 metres (25 ft.) to 3.5 metres (11.5 ft.);
- (ii) To reduce the minimum westerly setback (121 Street) from 7.5 metres (25 ft.) to 3.6 metres (12 ft.);
- (iii) To reduce the minimum northerly setback (70 Avenue) from 7.5 metres (25 ft.) to 3.4 metres (11 ft.); and
- (iv) To allow one (1) visitor parking stall to be partially located within the rear (west) yard setback (121 Street).

To permit the development of a 39 unit townhouse project.

It was  
 Moved by Councillor Martin  
 Seconded by Councillor Gill  
 That Development Variance Permit  
 No. 7910-0313-00 be supported and that staff be authorized to bring the  
 Development Variance Permit forward for issuances and execution by the  
 Mayor and City Clerk in conjunction with final adoption of the related  
 rezoning by-law.

RES.R13-789

Carried

- (b) **Development Variance Permit No. 7912-0343-00  
o763284 B.C. Ltd.  
c/o Focus Architecture Incorporated (Colin A. Hogan)  
6481 and 6495 - 192 Street**

**Note:** This development variance permit will be in order for issuance upon final adoption of the related by-laws.

**Note:** See By-law Nos. 17906 & 17907 under Item H.4

To vary "Surrey Zoning By-law, 1993, No. 12000", as amended, Part 22, Section F and H.5(b), as follows:

- (i) To reduce the minimum front yard, rear yard and east side yard setback from 7.5 metres (25 ft.) to 4.5 metres (14.5 ft.);
- (ii) To reduce the minimum west side yard setback from 7.5 metres (25 ft.) to 4.0 metres (13 ft.);
- (iii) To allow one outside tandem parking space for 46 of the 116 resident parking spaces; and
- (iv) To allow tandem parking spaces for dwelling units located within 6.0 metres (20 ft.) from lot entrances and exits for the westernmost driveways.

To permit the development of a 58 unit townhouse complex, a remnant parcel and a parcel to be dedicated for riparian protection.

It was Moved by Councillor Martin  
Seconded by Councillor Gill  
That Development Variance Permit No. 7912-0343-00 be supported and that staff be authorized to bring the Development Variance Permit forward for issuances and execution by the Mayor and City Clerk in conjunction with final adoption of the related rezoning by-law.

RES.R13-790

Carried

- (c) **Development Variance Permit No. 7912-0098-00  
Evershine Land Group Inc.  
c/o Hub Engineering Inc. (Mike Kompter)  
7311 - 196 Street**

**Note:** This development variance permit will be in order for issuance upon final adoption of the related by-laws.

**Note:** See By-law Nos. 17908 & 17909 under Item H.5

To vary "Surrey Zoning By-law, 1993, No. 12000", as amended, in Part 22 Section F, K.2, H.5 (b), Part 17A, Section K.2, Part 17D, Section K. 2, as follows:

- (i) To reduce the minimum front yard setback from 7.5 metres (25 ft.) to 3.5 metres (11.5 ft.) for Block A;

- (ii) To reduce the minimum west side yard setback from 7.5 metres (25 ft.) to 3.5 metres (11.5 ft.) for Block A;
- (iii) To reduce the minimum east side yard setback of the Zone from 7.5 metres (25 ft.) to 6.0 metres (19.5 ft.) for Block A;
- (iv) To reduce the minimum rear yard setback from 7.5 metres (25 ft.) to 3.0 metres (9.8 ft.) for Block A;
- (v) To reduce the minimum lot depth of from 30 metres (100 ft.) to 15 metres (49 ft.) for Block A;
- (vi) To reduce the minimum lot size created through subdivision from 2,000 square metres (0.5 acre) to 1,600 square metres (0.39 acre) for Block A;
- (vii) To vary the enclosed tandem parking space requirements to permit one outside tandem parking space for 6 of the 18 resident parking spaces for Block A;
- (viii) To reduce the minimum lot depth from 26 metres (85 ft.) to 25 metres (82 ft.) for Block B;
- (ix) To reduce the minimum lot width for Type I Corner Lot from 14 metres (46 ft.) to 13 metres (42.5 ft.) for Block B; and
- (x) To reduce the minimum lot width for (Type I Corner Lot) from 10.5 metres (35 ft.) to 9.0 metres (30 ft.) Block C.

To permit the development of approximately nine townhouse units, two RF-12 lots and one RF-9C lot with a portion from the adjacent property at 7292 - 195A Street.

It was Moved by Councillor Martin  
 Seconded by Councillor Gill  
 That Development Variance Permit No. 7912-0098-00 be supported and that staff be authorized to bring the Development Variance Permit forward for issuances and execution by the Mayor and City Clerk in conjunction with final adoption of the related rezoning by-law.

RES.R13-791

Carried

- (d) **Development Variance Permit No. 7912-0336-00**  
**Sagebrush Developments Ltd.**  
**c/o William Christie Architect**  
 3590 King George Boulevard

**Note:** This development variance permit will be in order for issuance upon final adoption of the related by-law.

**Note:** See By-law No. 17897 under Item H.6

To vary "Surrey Subdivision and Development By-law, 1986, No. 8830, as amended, Part V, Section 24(a), as follows:

- (i) To defer the requirement to provide vehicular highway systems, pedestrian highway systems, water supply, sanitary sewer, drainage works, underground wiring and street lighting systems until future redevelopment of the Land.

To permit a daycare/junior kindergarten facility to occupy the entire existing building.

It was Moved by Councillor Martin  
Seconded by Councillor Gill  
That Development Variance Permit No. 7912-0336-00 be supported and that staff be authorized to bring the Development Variance Permit forward for issuances and execution by the Mayor and City Clerk in conjunction with final adoption of the related rezoning by-law.

RES.R13-792

Carried

- (e) **Development Variance Permit No. 7912-0153-00**  
**Jaylin Homes Ltd., Infinity Properties Ltd., Morningstar Neighbourhoods Ltd., R. A. B. Ventures #1 Ltd., Benchmark Management Ltd.**  
**c/o Infinity Properties Ltd. (Alison Davies)**  
16704 - 23 Avenue, 2197, 2219, 2261 - 168 Street and 16695 - Edgewood Drive

**Note:** This development variance permit will be in order for issuance upon final adoption of the related by-laws.

**Note:** See By-law Nos. 17901 & 17902 under Item H.8

To vary "Surrey Zoning By-law, 1993, No. 12000", as amended, Part 17A, Section H.1, as follows:

- (i) To permit driveway accesses along the front of proposed Lots 37, 60 and 61, rather than from the lane flanking the side of these lots.

To permit the subdivision into 69 single family residential lots.

It was Moved by Councillor Martin  
 Seconded by Councillor Gill  
 That Development Variance Permit No. 7912-0153-00 be supported and that staff be authorized to bring the Development Variance Permit forward for issuances and execution by the Mayor and City Clerk in conjunction with final adoption of the related rezoning by-law.

RES.R13-793

Carried

- (f) **Development Variance Permit No. 7912-0311-00**  
**City of Surrey**  
**c/o Site Lines Architecture Inc. (Gord Klassen)**  
 15329 - 32 Avenue

**Note:** This development variance permit will be in order for issuance upon final adoption of the related by-law.

**Note:** See By-law No. 17903 under Item H.9

To vary "Surrey Zoning By-law, 1993, No. 12000", as amended, Part 21, Section F, as follows:

- (i) To reduce the minimum setback from the east property line from 7.5 metres (25 ft.) to 1.5 metres (4.9 ft.) for Lot 1.

To permit the development of fourteen (14) townhouse units on Block A portion of the site.

It was Moved by Councillor Martin  
 Seconded by Councillor Gill  
 That Development Variance Permit No. 7912-0311-00 be supported and that staff be authorized to bring the Development Variance Permit forward for issuances and execution by the Mayor and City Clerk in conjunction with final adoption of the related rezoning by-law.

RES.R13-794

Carried

- (g) **Development Variance Permit No. 7912-0204-00**  
**Brian W. and Kathleen A. McDowell, Hong Guo, Ronald W. and Jean D. Honey**  
**c/o Legendary Development Ltd. (Kevin Dhaliwal)**  
 16464 - 23 Avenue, 2235 and 2265 - 165 Street

**Note:** This development variance permit will be in order for issuance upon final adoption of the related by-laws.

**Note:** See By-law Nos. 17904 & 17905 under Item H.10

To vary "Surrey Zoning By-law, 1993, No. 12000", as amended, Part 17F, Section F, as follows:

- (i) To reduce the minimum separation between the principal dwelling and the detached garage from 6.0 metres (20 ft.) to 4.8 metres (16 ft.) on Lots 1, 2, 7, 8 and 11 to 16.

To permit the development of a 40-lot subdivision for semi-detached residential housing.

It was Moved by Councillor Martin  
Seconded by Councillor Gill  
That Development Variance Permit No. 7912-0204-00 be supported and that staff be authorized to bring the Development Variance Permit forward for issuances and execution by the Mayor and City Clerk in conjunction with final adoption of the related rezoning by-law.

RES.R13-795

Carried

- (h) **Development Variance Permit No. 7912-0330-00  
Newton Square Properties Ltd.  
c/o PC Urban Properties Corp. (Gary Fawley)  
7093 King George Boulevard**

**Note:** This development variance permit will be in order for issuance upon final approval of the related development permit.

To vary "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2009, No. 17023", as amended, Section H.3, as follows:

- (i) To reduce the minimum required parking from 290 parking spaces to 257 parking spaces.

To accommodate the proposed development of a new 455 square metre (4, 900 sq. ft.) retail commercial building and renovations to three existing retail commercial buildings on the site.

No concerns had been expressed by abutting property owners prior to printing of the Agenda.

It was Moved by Councillor Martin  
Seconded by Councillor Gill  
That Development Variance Permit No. 7912-0330-00 be supported and that staff be authorized to bring the Development Variance Permit forward for issuances and execution by the Mayor and City Clerk in conjunction with final approval of the associated Development Permit.

RES.R13-796

Carried  
with Councillors Hunt, Villeneuve  
and Hepner opposed.

- (i) **Development Variance Permit No. 7912-0162-00  
Cloverdale Paint Inc.  
c/o RKTG Consulting Engineers (Allan Austin)  
6950 King George Boulevard**

**Note:** This development variance permit will be in order for issuance upon final approval of the related development permit.

To vary "Surrey Zoning By-law, 1993, No. 12000", as amended, Part 5, Section C.3 and Part 39, Section I.2, as follows:

- (i) To reduce the minimum number of required off-street parking spaces to not less than 77 parking stalls; and
- (ii) To reduce the minimum width of a continuous landscaping strip along the western boundary of the land that abuts King George Boulevard from 1.5 metres (5 ft.) to 1.2 metres (4 ft.).

To permit an addition to an existing building.

No concerns had been expressed by abutting property owners prior to printing of the Agenda.

It was Moved by Councillor Martin  
Seconded by Councillor Gill  
That Development Variance Permit No. 7912-0162-00 be supported and that staff be authorized to bring the Development Variance Permit forward for issuances and execution by the Mayor and City Clerk in conjunction with final approval of the associated Development Permit.

RES.R13-797

Carried

- (j) **Development Variance Permit No. 7913-0008-00  
Jordan Enterprises Limited  
c/o Priority Permits Ltd. (Jordan Desrochers)  
18788 and 18800 – 96 Avenue (also shown as 18770, 18780 and 18810 – 96 Avenue)**

**Note:** This development variance permit will be in order for issuance upon final approval of the related development permit.

To vary "Surrey Sign By-law, 1999, No. 13656", as amended, Part 1, Section 6(11) and Part 5, Section 27(1)(g) and (i) , as follows:

- (i) To increase the amount of third party advertising from 30% to 40% of the allowable copy area;



- (ii) To increase the permitted sign area from 27.8 square metres (300 sq. ft.) to 37.2 square metres (400 sq. ft.) for a double faced sign; and
- (iii) To increase the allowable copy area of a free-standing sign from 50% to 65% of sign area.

To permit a free-standing sign for the existing industrial park.

No concerns had been expressed by abutting property owners prior to printing of the Agenda.

It was Moved by Councillor Martin  
Seconded by Councillor Gill  
That Development Variance Permit No. 7913-0008-00 be supported and that staff be authorized to bring the Development Variance Permit forward for issuances and execution by the Mayor and City Clerk in conjunction with final approval of the associated Development Permit.

RES.R13-798

Carried

## 2. Approval of Development Variance Permits

It is in order for Council to now pass resolutions authorizing the Mayor and Clerk to sign the following permits:

- (a) **Development Variance Permit No. 7913-0052-00**  
**Brian and Jennifer Singleton**  
1320 – 132B Street

**Note:** One piece of correspondence received in support of this Development Variance Permit No. 7913-0052-00 at the time the agenda was printed.

To vary "Surrey Zoning By-law, 1993, No. 12000", as amended, Part 16, Section G, as follows:

- (i) To increase the maximum building height of a principal building with a roof slope from 7.3 metres (24 ft.) to 9.7 metres (32 ft.).

To permit construction of a new single family dwelling.

It was Moved by Councillor Martin  
 Seconded by Councillor Gill  
 That Development Variance Permit No. 7913-0052-00 be approved; that the Mayor and Clerk be authorized to sign the Development Variance 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.R13-799

Carried

- (b) **Development Variance Permit No. 7907-0190-01**  
**Gary Basi and Harjit S. Grewal**  
**c/o Coastland Engineering & Surveying Ltd. (Michael Helle)**  
 11515 Millar Road

**Note:** See By-law No. 16932 under Item H.22

To vary "Surrey Zoning By-law, 1993, No. 12000", as amended, Part 17A, Section F and K, as follows:

- (i) To reduce the minimum front yard setback from 6.0 metres (20 ft.) to 5.0 metres (16 ft.) for the garage for proposed Lot 2;
- (ii) To reduce the minimum rear yard setback from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) for proposed Lots 1 and 2;
- (iii) To reduce the minimum lot depth from 22 metres (72 ft.) to 21.6 metres (71 ft.) for proposed Lots 1 to 3.

To vary "Surrey Subdivision and Development By-law, 1986, No. 8830", as amended, Schedule A, Table 2, as follows:

- (i) To reduce the dedication width for a Major Collector road from 22 metres (72 ft.) to 16.6 metres (54 ft.).

To allow subdivision into three small single family lots.

No concerns had been expressed by abutting property owners prior to printing of the Agenda.

It was Moved by Councillor Martin  
 Seconded by Councillor Gill  
 That Development Variance Permit No. 7907-0190-01 be approved; that the Mayor and Clerk be authorized to sign the Development Variance 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.R13-800

Carried

- (c) **Development Variance Permit No. 7913-0019-00**  
**Babita S. Ahir**  
**c/o CitiWest Consulting Ltd. (Roger Jawanda)**  
 12109 - 100A Avenue

To vary "Surrey Zoning By-law, 1993, No. 12000", as amended, Part 16, Section F, as follows:

- (i) To reduce the minimum front yard setback of the principal building from 7.5 metres (25 ft.) to 7.0 metres (23 ft.) for the existing house on proposed Lot 2; and
- (ii) To reduce the minimum rear yard setback of the principal building from 7.5 metres (25 ft.) to 7.2 metres (24 ft.) for the existing house on proposed Lot 2.

To retain an existing house on proposed Lot 2 in a 2-lot subdivision.

No concerns had been expressed by abutting property owners prior to printing of the Agenda.

It was Moved by Councillor Martin  
Seconded by Councillor Gill  
That Development Variance Permit No. 7913-  
 0019-00 be approved; that the Mayor and Clerk be authorized to sign the Development Variance 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.R13-801

Carried

- (d) **Development Variance Permit No. 7913-0050-00**  
**Fraser Health Authority**  
**c/o CEI Architecture Planning Interiors (Michael McNaught)**  
 13750 - 96 Avenue (also shown as 13700 - 96 Avenue and 13665 - 94A Avenue)

**Note:** See Development Permit No. 7913-0050-00 under Item I.3(a)

To vary "Surrey Sign By-law, 1999, No. 13656", as amended, Part 1, Section 7(16), Part 7, Section 35(1)(d) and 35(2)(b), as follows:

- (i) To increase the maximum sign area for on-site directional signs from 0.4 square metres (4 sq. ft.) to 4.4 square metres (47 sq. ft.);
- (ii) To increase the maximum sign area for freestanding signs from 4.5 square metres (50 sq. ft.) to 18.5 square metres (200 sq. ft.).
- (iii) To permit two canopy signs;

- (iv) To permit one under-canopy sign;
- (v) To increase the maximum number of fascia signs from 4 to 6; and
- (vi) To increase the maximum sign area for fascia signs from 3 square metres (32 sq. ft.) to 7 square metres (75 sq. ft.).

To permit a variety of signage for the Surrey Memorial Hospital campus.

No concerns had been expressed by abutting property owners prior to printing of the Agenda.

It was Moved by Councillor Martin  
Seconded by Councillor Gill  
That Development Variance Permit No. 7913-0050-00 be approved; that the Mayor and Clerk be authorized to sign the Development Variance 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.R13-802

Carried

**3. Formal Issuance of Development Permits**

- (a) **Development Permit No. 7913-0050-00  
Fraser Health Authority  
c/o CEI Architecture Planning Interiors (Michael McNaught)  
13750 - 96 Avenue**

**Note:** If the Development Permit as presented, is not acceptable to Council in relation to the character of the development, including landscaping and siting, form, exterior design and finish of the building and structures, Council may refer the Development Permit application back to staff with direction regarding any of these matters.

**Note:** See Development Variance Permit No. 7913-0050-00 under Item I.2(d)

Memo received from the Manager, Area Planning & Development North Division, Planning & Development, requesting Council to pass the following resolution:

It was Moved by Councillor Martin  
Seconded by Councillor Gill  
That the Mayor and Clerk be authorized to execute Development Permit No. 7913-0050-00.

RES.R13-803

Carried

#### 4. Approval of Temporary Use Permits

- (a) **Temporary Industrial Use Permit No. 7912-0354-00  
o816897 B.C. Ltd.**  
c/o CitiWest Consulting Ltd. (Roger Jawanda)  
18150 Tynehead Drive

**Note:** Council is requested to refer Temporary Industrial Use Permit No. 7912-0354-00 back to Planning & Development for completion of outstanding issues.

**Note:** See By-law No. 17896 under Item H.11

To allow truck parking for 23 overweight vehicles for a period not to exceed two (2) years.

Memo received from the Manager, Area Planning & Development - North Division, that Temporary Industrial Use Permit No. 7912-0354-00 is not in order for issuance.

It was  
No. 7912-0354-00 is not in order for issuance.

Moved by Councillor Martin  
Seconded by Councillor Gill  
That Temporary Industrial Use Permit  
Carried

RES.R13-804

#### 5. Delegation Requests

- (a) **Walter M. Vogel and William M. Vogel, Cloverdale Paint Inc.**  
File: 0520-01; 0550-20-10

Requesting to appear before Council to present Mayor and Council with a copy of the Cloverdale Paint, a Colourful History book in celebration of the 80th anniversary of a successful private family business in Surrey.

It was  
Cloverdale Paint Inc. be heard as a delegation at the Regular Council Public Hearing.

Moved by Councillor Hunt  
Seconded by Councillor Hepner  
That Walter M. Vogel and William M. Vogel,  
Carried

RES.R13-805

#### 6. **Peace Arch Hospital Foundation - Partners in Caring Gala - May 4, 2013** File: 0390-20

Council is requested to pass a resolution approving Council's attendance at the Peace Arch Hospital Foundation, Partners in Caring Gala, being held at White Rock's Centennial Arena on May 4, 2013, in accordance with Council policy.

It was Moved by Councillor Hunt  
 Seconded by Councillor Martin  
 That members of Council be approved to  
 attend the Peace Arch Hospital Foundation, Partners in Caring Gala, being held at  
 White Rock's Centennial Arena on May 4, 2013, in accordance with Council policy.  
 RES.R13-806 Carried

**J. CORRESPONDENCE**

**K. NOTICE OF MOTION**

**L. OTHER BUSINESS**

**1. Dr. Ambedkar Social Justice Through Inclusion Award – April 12, 2013**

Councillor Villeneuve presented Mayor Watts with the Dr. Ambedkar Social Justice Through Inclusion Award.


It was noted that the Social Justice group donated \$15,000 in support of the new City Centre Library; and there is a meeting room in the library honouring Dr. Ambedkar who fought the injustice of the caste system; Councillor Villeneuve shared that there is a Social Justice Film Series available for rental at the library.


**M. ADJOURNMENT**

It was Moved by Councillor Hunt  
 Seconded by Councillor Steele  
 That the Regular Council - Public Hearing  
 meeting do now adjourn.  
 RES.R13-807 Carried

The Regular Council - Public Hearing meeting adjourned at 8:42 p.m.

Certified correct:

  
 \_\_\_\_\_  
 Jane Sullivan, City Clerk

  
 \_\_\_\_\_  
 Mayor Dianne Watts