

# Regular Council - Public Hearing Minutes

Council Chambers  
City Hall  
13450 - 104 Avenue  
Surrey, B.C.  
MONDAY, NOVEMBER 30, 2015  
Time: 7:00 p.m.

**Present:**

Chairperson - Mayor Hepner  
Councillor Gill  
Councillor LeFranc  
Councillor Martin  
Councillor Starchuk  
Councillor Steele  
Councillor Villeneuve  
Councillor Woods

**Absent:**

Councillor Hayne

**Staff Present:**

City Manager  
City Clerk  
City Solicitor  
General Manager, Engineering  
General Manager, Human Resources  
Acting General Manager, Finance and Technology  
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. Special (Regular) Council - November 16, 2015**

It was Moved by Councillor Martin  
Seconded by Councillor Gill  
That the minutes of the Special (Regular)  
Council meeting held on November 16, 2015, be adopted.

RES.R15-2118

Carried

**2. Council-in-Committee - November 16, 2015**

It was Moved by Councillor Martin  
Seconded by Councillor Gill  
That the minutes of the  
Council-in-Committee meeting held on November 16, 2015, be received.

RES.R15-2119

Carried

**3. Regular Council - Land Use - November 16, 2015**

It was Moved by Councillor Martin  
Seconded by Councillor Gill  
That the minutes of the Regular Council -  
Land Use meeting held on November 16, 2015, be adopted.

RES.R15-2120

Carried



**B. DELEGATIONS - PUBLIC HEARING****1. Surrey Zoning Amendment Bylaw No. 18556  
Application: 7915-0159-00**

CIVIC ADDRESS: Portion of 16240 – 110 Avenue

APPLICANT: Irene Schimkat  
c/o Coastland Engineering & Surveying Ltd. (Michael Helle)

PURPOSE: The applicant is seeking to rezone the site from One-Acre Residential to Single Family Residential. The applicant is proposing to subdivide into 6 single family lots, parkland and one remainder lot for future subdivision.

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

There was correspondence on table from:

NAME	FOR	AGAINST	CONCERN
G & D Gorgas			X
A & M Pylatuk		X	
Z Cummings & K Krasowska	X		
Y Guo		X	

The Mayor noted that the following persons had expressed an opinion in writing and not wishing to speak:

NAME	FOR	AGAINST	UNDECIDED
G. Macintosh		X	
T. Holmes		X	

G. Van Vliet (Mission resident and son of Applicant) - Read a submission on behalf of the Applicant, Ms. Schimkat who has been a resident of the neighbourhood of Fraser Heights since 1969. The current proposal will complete the initial development of adjacent neighbours that sold their property for the purposes of development in the past. The applicant has decided to subdivide and sell most of the property and will remain on the one remainder lot.

F. McKinnon (108 Avenue and 121 Street) – Expressed the following concerns regarding proposed development: (1) removal of 62 trees; (2) replacement tree replanting proposed to be on 100 Avenue; (3) walkway; (4) drainage; and (5) pressures on Parks, Recreation and Culture. Requests the City to purchase the land.

In terms of the ratio of parkland in area to the density of the area, staff noted that the area is well served in terms of parkland.



A. Pylatuk (Fraser Heights resident) – Expressed concern regarding the proposed east west direction of the walkway, noting the proposed horizontal walkway provides no real purpose.

Staff commented that the proposed walkway is intended to create connectivity in the neighborhood.

K. Krasowska (Concerned resident) – Expressed strong opposition to the proposed development due to: (1) loss of tree canopy; (2) replanting small trees and shrubs will not replace the tree canopy; (3) impacts on City's ecology; and (4) impact on residents. Requested consideration for purchasing this property and amalgamating with JR Douglas Park.

N. Atchison (Advisor to Property Owner) – Confirmed that the proposed walkway is a requirement of the City, as the applicant did not propose the walkway. In addition, the proposed development must ensure drainage requirements are all met.

2. **Surrey Zoning Amendment Bylaw No. 18557**  
**Surrey Zoning Amendment Bylaw No. 18558**  
**Application: 7914-0322-00**

**CIVIC ADDRESS:** 16624, 16646, 16660 and 16676 – 104 Avenue,  
16587, 16615, 16647, 16665, 16668 and 16678 Parkview Place,  
Portion of Parkview Place

**APPLICANT:** Kulwant & Gurdev Boura, Rajwinder & Gianjit Virk,  
Hendrikus & Ilse Van Brakel, David & Judy Douglas,  
Serafino & Beverly Oliviero, I-Hsin, I-Sheng & I-Chien Wei,  
Qualico Developments (Vancouver) Inc., Robert & Linda  
McLean, Arvind & Bindu Rattan, and City of Surrey  
c/o Citiwest Consulting Ltd. (Roger Jawanda)

**PURPOSE:** The applicant is seeking to rezone the site from One-Acre Residential to Comprehensive Development, Single Family Residential and Single Family Residential (12). The applicant is proposing to subdivide into 53 single family lots, 1 park lot and retain 2 existing houses.

In addition, a development variance permit is being sought to reduce lot widths, front and rear yard setbacks and vary off-street parking requirements to allow front access driveways on lots with a lane and allow front access double garages.

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



There was correspondence on table from:

NAME	FOR	AGAINST	CONCERN
28 Residents		X	
4 Residents			X

The Mayor noted that the following persons had expressed an opinion in writing and not wishing to speak:

NAME	FOR	AGAINST	UNDECIDED
48 Residents		X	
2 Residents	X		

L. Matson (163 Street and 110 Avenue) - Expressed opposition to the proposed RF-12 lots in the area and noted the following concerns: (1) congestion and traffic being more problematic; and, (2) character of the neighbourhood will change.

Staff noted that here are two applications in the area for RF-12 lots to the south of the area in question at Third Reading.

P. Davidson (Glenwood Crescent) – Stated that the area of Fraser Heights is surrounded by major highways and as such more trees are required to buffer the residents in this neighborhood. Expressed the following concerns: (1) tree removal; (2) high density; (3) overcrowding in schools; and (4) increased traffic.

E. MacIntosh (111 Avenue and 156A Street) – Since the 1980's, the area has changed and there have been many proposals, such as a strip mall and industrial park, where the community fought back. The proposed development is not what the residents want for the area, as RF-12 lots are rampant and causing problems. Council is urged to refer this back to staff, and ensure the developer holds a public information meeting with the residents to explain this proposal.

Staff confirmed that pre-notification letters were sent out but no Public Information Meeting was held.

R. Dmitruk (103 Avenue and 167 Street) – Resides directly across from the proposed development, have met with city staff and developers regarding the proposal, and appreciate the adjustments that were made. Expressed the following concerns with the proposal: (1) that the rationale to go with RF-12 lots was due to other RF-12 developments in the area; (2) notification of the development was late in the process; (3) proposal does not fit within the neighborhood context; (4) proposed setbacks and shrub buffer are not sufficient, as a minimum of a 10 metre setback should be applied; and, (5) tree loss and impact on air pollution and personal health.

M. Reyes (164 Street and 109 Avenue) - Recently learned about this proposal and the incorporation of RF-12 lots is a concern due to increases in traffic, noise, and pollution. Council was urged to say no to RF-12 lots for this area.

R. Watts (103 Avenue and 167 Street) – Expressed the following concerns: (1) RF-12 lot sizes; (2) loss of tree canopy; (3) tree removal will negatively impact bird and animal life; (4) increase to noise, traffic pressures, and radiant heat; and (5) inadequate notification.

H. Nelson (Salisbury Drive) – Speaking on behalf of Fraser Heights Community Association, expressed the following concerns: (1) density precedent; (2) loss of mature trees and impact on environment; and, (3) increased school enrollment will result in overcrowding and require additional portables.

Concerned resident (156 Avenue) - Moved to area due to the mature trees and the overall neighborhood feel. Expressed opposition to the proposal, as RF-12 lots should not be in this area; want to keep the same feel of the area of homes with backyards.

M. Vanderzalm (longtime resident of area) – Have been a long-time resident of Fraser Heights due to the quiet streets, mature trees and wildlife. Expressed the following concerns: (1) area has not been well served in terms of parks; (2) proposed density; and (3) over-development to maximize a property seems to be key consideration for approval.

D. Zizek (Arbutus Wynd) – Agree fully with all previous speakers and expressed the following concerns: (1) traffic congestion; (2) overcrowding in schools; (3) limited tree preservation; and, (4) setting precedent for RF-12 in this area.

Staff provided clarification regarding the public notification process, noting that public hearing notices are sent out to a distance of 100 metres or within three lots in all directions, whichever is greater from all boundaries of the proposed development area.

N. Hall (Project Arborist) – Provided clarification regarding the application, noting that the proposal should be assessed based on the quality of the canopy and not quantitatively; there is currently about 25% of tree canopy coverage in the area and after the project it will be about 10-15% tree canopy coverage. In a number of years, the canopy will surpass the current 25% canopy coverage, as the replanted trees will grow over time. Stated that if the project was only for RF lots, it would provide just a marginally better scheme in terms of tree retention, but larger trees could be planted.

R. Jawanda (Citywest Consulting) – The site is encumbered with the Trans Mountain right of way and there is also a waterway that had to be considered, as such the proposal is like the RF-12 lots that were approved to the south and east. The proposed density is similar to RF zone, with greenway construction. When the pre-notification letters went out, there were some concerns raised along 167<sup>th</sup> regarding density, interface and secondary suites. In response, the developer door knocked with those neighbours, and one lot was dropped to accommodate lot width concerns. In terms of parking concerns, all lots will have a garage and driveway, with 4 spots provided per each house. There was no town hall meeting held, only the neighbors along 167<sup>th</sup> who expressed concern were approached.



R. Jones (Qualico – builder/developer) – Qualico has much experience in building very well built homes. The RF-12 lots will provide a certain price point and will provide the ability of buyers to get a good home at a reasonable price. These homes will not be sold with finished suites. Community did raise a number of good points that they will work to address.

Concerned Resident (167 Street) – Expressed the following concerns: (1) RF-12 lots are too small; (2) appropriate interface is required; (3) proposed 53 lots should be reduced to a lower number; (4) proposed tree planting size is much too small; and, (5) proposed buffer is insufficient.

S. Fan (109 Avenue and 164 Street) - Resident of Fraser Heights for 10 years, expressed the following concerns: (1) tree removal; (2) inadequate tree size replanting; (3) overcrowding; (4) pollution; (5) personal security; and (6) overcrowding in schools.

3. **Surrey Zoning Amendment Bylaw No. 18559**  
**Application: 7915-0379-00**

CIVIC ADDRESS: 7748 and 7768 – 155 Street

APPLICANT: Marquee S Construction and Developments Ltd.  
c/o Hub Engineering Inc. (Mike Kompter)

PURPOSE: The applicant is seeking to rezone the site from One-Acre Residential to Single Family Residential. The applicant is proposing to subdivide into 8 single family lots.

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 Bylaw.

4. **Surrey Zoning Amendment Bylaw No. 18560**  
**Application: 7915-0138-00**

CIVIC ADDRESS: 14933 – 76 Avenue

APPLICANT: Mandeep & Tarlochan Aujla  
c/o Coastland Engineering & Surveying Ltd. (Michael Helle)

PURPOSE: The applicant is seeking to rezone the property from Half-Acre Residential to Single Family Residential. The applicant is proposing to subdivide into 2 single family lots.

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 Bylaw.



5. **Surrey Zoning Amendment Bylaw No. 18555**  
**Application: 7915-0165-00**

CIVIC ADDRESS: 18320 – 68 Avenue

APPLICANT: Charmaine Klassen  
c/o WSP Canada Inc. (Clarence Arychuk)

PURPOSE: The applicant is seeking to rezone the property from One-Acre Residential to Single Family Residential (12). The applicant is proposing to subdivide into 7 single family small lots and a remainder lot.

In addition, a development variance permit is being sought to reduce the lot width requirement for a double garage (2 vehicles parked side by side) from 13.4 metres (44 ft.) to 12 metres (39 ft.) for proposed lot 3.

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

C. Arychuk (C/O applicant) – Advised that work is proceeding to address concerns and suggestions raised by the Cloverdale Community Association regarding garage sizes and larger driveways, and that the proposed suggestions will be possible on most lots.

6. **Surrey Zoning Amendment Bylaw No. 18561**  
**Application: 7915-0130-00**

CIVIC ADDRESS: 2685 – 160 Street, 15818, 15840, 15866, 15888 and  
15912 - 27 Avenue

APPLICANT: Perfect Chance Investments Ltd., 434818 BC Ltd., and  
0801870 BC Ltd.  
c/o Mosaic Homes (Kyle Wright)

PURPOSE: The applicant is seeking to rezone the site from One-Acre Residential to Multiple Residential 30. The applicant is proposing to develop 185 townhouse units.

In addition, a development variance permit is being sought to reduce setbacks, allow 4 visitor parking spaces required for proposed lot 2 to be provided on proposed lot 1 and increase the maximum number of small parking spaces for visitor parking from 25% to 34% for proposed lot 2.

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

There was correspondence on table from:

NAME	FOR	AGAINST	CONCERN
1 Resident			X
9 Residents		X	

The Mayor noted that the following persons had expressed an opinion in writing and not wishing to speak:

NAME	FOR	AGAINST	UNDECIDED
A. Sims	X		

M. Blaney (158 Street and 26 Avenue) – Expressed concern regarding density and the race to maximize density and vary setbacks. Need to leave some space for people.

In setting setbacks, staff noted that the context of the area is looked at to set setbacks for project. Under bylaw, it is 7.5 metres and the proposed setback is 6.0 metres.

Concerned Resident – The proposal is too crowded for the space, expressed concern with the following: (1) tandem garages and lack of parking; (2) proposed density; (3) pedestrian safety; and (4) limited visitor spots.

K. Wright (Mosaic Homes) – It is important to prioritize saving clusters of trees vs. singular trees, and we are proposing to preserve 15 trees. The site grading of property will result in a two storey building elevation and feel that setbacks are appropriate. The proposal is meeting all parking regulations for on-street parking, including the new tandem parking bylaw, and also meets the requirements of the Morgan Heights Area Plan.

7. **Surrey Zoning Amendment Bylaw No. 18554**  
**Application: 7915-0023-00**

**CIVIC ADDRESS:** 10734, 10752 and 10768 Timberland Road, 11807 and 11825 Tannery Road

**APPLICANT:** R.D.M. Enterprises Ltd., and City of Surrey  
 c/o Pacific Land Resource Group Inc. (Oleg Verbenkov)

**PURPOSE:** The applicant is seeking to rezone the site from Light Impact Industrial and Light Impact Industrial 1 to Comprehensive Development. The applicant is proposing to develop a permanent truck refueling (card-lock) facility and truck repair business.

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 Bylaw.

**B. DELEGATIONS - PUBLIC HEARING - LAND USE CONTRACT TERMINATION****8. Land Use Contract No. 179 Termination Bylaw No. 18529  
File No. 7915-0329-00**

CIVIC ADDRESS: 11405, 11406, 11415, 11416, 11426, 11435, 11436, 11455, 11456, 11475, 11476, 11503, 11514, 11517, 11528, 11531, 11545, 11558, 11559 and 11568 - 132A Street and Units 1-5, 11502 - 132A Street Units 100, 102, 104, 106, 108, 110, 112, 202 & 212, 11538 - 132A Street

PURPOSE: To terminate Land Use Contract No. 179 to permit the existing underlying Light Impact Industrial Zone to come into effect.

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

Concerned Resident (Owner of adjacent properties) - Expressed concern regarding current rezoning process and the requirements imposed by the City relative to riparian protection, as there is a creek that runs through the various properties named. The same creek is on the property he is rezoning and he has to give up land for a riparian setback.

Council provided clarification that Item B.8 of the Public Hearing agenda is for a Land Use Contract termination and is not for a rezoning process. The LUC discharge process has been mandated by the Provincial Government and simply changes the instrument used to regulate land use.

**C. COMMITTEE REPORTS****1. Culture Development Advisory Committee - September 15, 2015**

It was Moved by Councillor LeFranc  
Seconded by Councillor Martin  
That the minutes of the Culture  
Development Advisory Committee meeting held on September 15, 2015, be  
received.

RES.R15-2125

Carried

Council highlighted the recent "Gallery C" exhibition in Newton and encouraged the public to attend the gallery and the City's other cultural facilities. In addition, Council spoke regarding a report that would be soon presented at a future meeting regarding the role of youth in culture and arts.





- RES.R15-2128
4. Authorize staff to spend up to \$6,250 from the Surrey Heritage Advisory Commission (SHAC) Unrestricted Reserve Budget to finance the evaluation of the five (5) properties identified.
- Carried

**E. MAYOR'S REPORT**

Mayor Hepner read the following proclamations:

BUY LOCAL WEEK  
November 30 to December 6, 2015

WHEREAS LOCO BC presents Buy Local Week to celebrate and bring awareness to the economic, social and environmental impact of supporting local businesses; and

WHEREAS Bringing consumer awareness to the purchasing power of buying locally shifts consumer spending towards locally made goods and services; and

WHEREAS Purchasing locally can improve sustainability by reducing the transportation of goods that can affect climate change; and

WHEREAS Buying from local businesses keeps money and jobs in the community; and

WHEREAS Buying locally gives our communities character and creates unique goods and services; and

WHEREAS Bringing together locally owned business owners to discuss their challenges and share solutions creates community and a supportive network among business owners; and

WHEREAS Such a network celebrates business owners working together to create socially responsible, environmentally sustainable businesses in Surrey; and

WHEREAS Purchasing from businesses that strive to source locally produced goods and services with which to run their businesses further supports a thriving local economy; and

WHEREAS This week we honour the efforts of Surrey-based business owners in Surrey and the citizens who purchase from them;

NOW, THEREFORE, BE IT RESOLVED that I, Linda Hepner, do hereby declare the week of November 30 to December 6, 2015 as "Buy Local Week" in the City of Surrey.

Linda Hepner  
Mayor

A DAY FOR OUR COMMON FUTURE

December 11, 2015

WHEREAS our long-term economic, social, ecological and cultural goals form the four pillars of sustainable development; and

WHEREAS the UN General Assembly formally adopted the tenets of sustainable development on December 11, 1987 when Norwegian Prime Minister Gro Harlem Brundtland presented the report, 'Our Common Future', on behalf of the World Commission on Environment and Development; and

WHEREAS sustainable development is defined as "Development that meets the needs of the present without compromising the ability of future generations to meet their own needs"; and

WHEREAS communities are most able to meet their needs by practicing sustainable development which incorporates a resilient resource base with a secure, long-term food and water supply; and

WHEREAS a healthy approach to sustainable development will find ways to bring a balanced growth that meets economic, social, environmental and cultural goals for everyone's benefit; and

WHEREAS residents, businesses, governments and communities have the opportunity to implement recommendations that balance our society's needs, and nature's needs, while furthering global goals for sustainable development;

NOW, THEREFORE, BE IT RESOLVED that I, Linda Hepner, do hereby declare December 11, 2015 as "A Day for Our Common Future" in the City of Surrey.

Linda Hepner  
Mayor

**F. GOVERNMENTAL REPORTS**

**G. CORPORATE REPORTS**

The Corporate Reports, under date of November 30, 2015, were considered and dealt with as follows:

**Item No. R229** Amendments to District Energy System Bylaw  
File: 5500-20

**Note:** See Bylaw No. 18603 under item H.15.

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



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

1. Approve amendments to the "District Energy System By-law, 2012, No. 17667" as documented in Appendix II to Corporate Report R229; and
2. Authorize the City Clerk to bring forward the necessary amendment Bylaws for the required readings.

RES.R15-2129

Carried

**Item No. R230** Award of Contract M.S. 1715-007-11: Roundabout at 108 Avenue and 156 Street and Multi-use Pathway  
 File: 1715-007/11

The General Manager, Engineering submitted a report concerning the award of Contract M.S. 1715-007-11. Tenders were received as follows:

<b>Contractor</b>	<b>Tendered Amount with GST</b>	<b>Corrected Amount</b>
1. TAG Construction Ltd.	\$1,320,295.20	No Change
2. Arsalan Construction Ltd.	\$1,345,050.00	No Change
3. Winvan Paving Ltd.	\$1,409,381.67	\$1,405,673.28
4. B&B Contracting (2012) Ltd.	\$1,406,600.00	No Change
5. Lafarge Canada Inc.	\$1,476,100.50	No Change
6. Martens Asphalt Ltd.	\$1,511,063.73	No Change
7. Jack Cewe Ltd.	\$1,546,033.65	\$1,546,059.38
8. Wilco Civil Inc.	\$1,568,614.95	No Change
9. JS Ferguson Construction Inc.	\$1,873,105.50	\$1,873,099.20

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

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

1. Award Contract M.S. 1715-007-11 to TAG Construction Ltd. in the amount of \$1,320,295.20, including GST, for construction of a roundabout at 108 Avenue and 156 Street and multi-use pathway construction; and
2. Set the expenditure authorization limit for Contract M.S. 1715-007-11 at \$1,455,000.00, including GST and contingency.

RES.R15-2130

Carried

Staff was requested to provide clarification regarding the review process that lead to staff proposing a roundabout for 156 Street and 108 Avenue rather than a lighted intersection.

**Item No. R231** Amendment to the Fraser Sewerage Area (FSA) Boundary to Add a Portion of the Property at 15005 - 36 Avenue  
File: 5340-30 (FSA)

The General Manager, Engineering submitted a report to seek approval to forward an application to the GVS&DD Board for an expansion of the FSA boundary to include a portion of the property at 15005 - 36 Avenue.

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

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

1. Endorse an application to the Greater Vancouver Sewerage and Drainage District (GVS&DD) Board for the inclusion of a portion of the property at 15005 - 36 Avenue (known as Lot A Section 27 Township 1 New Westminster District Plan LMP46260) into the GVS&DD Fraser Sewerage Area (FSA). The property is shown in the attached Appendix I to Corporate Report R231; and
2. Direct staff to forward the application to the GVS&DD Board for consideration.

RES.R15-2131

Carried

**Item No. R232** Award of Contract 1220-20-2015-003: Civil Construction Works Package for Surrey Parks  
File: 6140-20\S

The General Manager, Parks, Recreation and Culture submitted a report concerning the award of Contract 1220-20-2015-003. Tenders were received as follows:

<b>Contractor</b>	<b>Tendered Amount with GST</b>
1. Martens Asphalt Ltd.	\$1,552,801.94
2. Lafarge Canada Inc.	\$1,569,218.70
3. TAG Construction Ltd.	\$1,686,601.87
4. Wilco Civil Inc.	\$1,706,370.86
5. Gemco Construction Ltd.	\$1,723,062.60
6. Tybo Contracting Ltd.	\$1,752,904.59
7. Bel Contracting Ltd.	\$1,884,579.76

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

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

1. Award Contract 1220-020-2015-003 to Martens Asphalt Ltd. for the construction of road frontage and parking lot works at two park locations in the amount of \$1,552,801.95 including GST; and
2. Set the expenditure authorization limit for Contract 1220-020-2015-003 at \$1,708,081.00 including GST and contingency.

RES.R15-2132

Carried

In response to a Council query, staff confirmed the water park at South Surrey Athletic Park will be rebuilt, as the current park has old play features and is inefficient in water usage. Staff further noted the new water park would be located closer to a better location near the playground.

## H. BY-LAWS AND PERMITS

### BUSINESS ARISING OUT OF THE PUBLIC HEARING

1. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18556"  
 7915-0159-00 – Irene Schimkat  
 c/o Coastland Engineering & Surveying Ltd. (Michael Helle)  
 RA to RF - Portion of 16240 – 110 Avenue - to subdivide into 6 single family lots, parkland and one remainder lot.

Approved by Council: November 16, 2015

It was  
 Moved by Councillor Gill  
 Seconded by Councillor Steele  
 That "Surrey Zoning Bylaw, 1993, No. 12000,  
 Amendment Bylaw, 2015, No. 18556" pass its third reading.  
 RES.R15-2133 Defeated with Councillors Villeneuve,  
 Woods, LeFranc and Martin opposed

It was  
 Moved by Councillor Villeneuve  
 Seconded by Councillor Woods  
 That "Surrey Zoning Bylaw, 1993, No. 12000,  
 Amendment Bylaw, 2015, No. 18556" be referred back to staff to address concerns  
 raised at Public Hearing.  
 RES.R15-2134 Defeated with Councillors Gill, Steele,  
 Starchuk and Mayor Hepner opposed

During discussion, Council requested information regarding how many trees would be saved should the proposed walkway not proceed. Staff advised that due to the proposed walkway being gravel in nature, there would be more flexibility in routing the path around trees for better preservation. Staff advised that it would



be appropriate to provide clarification regarding concerns raised at the Public Hearing at the next meeting.

The Mayor called for a motion for reconsideration of Third Reading of "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18556" to be brought forward to the next Public Hearing meeting.

It was Moved by Councillor Woods  
Seconded by Councillor Villeneuve  
That consideration of Third Reading of  
"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18556" be deferred to the next Regular Council - Public Hearing meeting when there will be a full complement of Council.

RES.R15-2135

Carried

2. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18557"  
7914-0322-00 – I-Hsin, I-Sheng and I-Chien Wei  
c/o Citiwest Consulting Ltd. (Roger Jawanda)  
RA to CD - Portion of 16676 – 104 Avenue - to permit 1 lot with an existing house.

Approved by Council: November 16, 2015

It was Moved by Councillor Gill  
Seconded by Councillor Martin  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2015, No. 18557" be referred back to staff to ensure the applicant undertakes proper public engagement with the community relative to the proposal.

RES.R15-2136

Carried

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18558"  
7914-0322-00 - Kulwant & Gurdev Boura, Rajwinder & Gianjit Virk, Hendrikus & Ilse Van Brakel, David & Judy Douglas, Serafino & Beverly Oliviero, I-Hsin, I-Sheng & I-Chien Wei, Qualico Developments (Vancouver) Inc., Robert & Linda Mclean, Arvind & Bindu Rattan, and City of Surrey  
c/o Citiwest Consulting Ltd. (Roger Jawanda)  
RA to RF and RF-12 - 16624, 16646, 16660 and 16676 – 104 Avenue, 16587, 16615, 16647, 16665, 16668 and 16678 Parkview Place, Portion of Parkview Place  
To subdivide into 52 single family lots and 1 park lot and retain an existing house.

Approved by Council: November 16, 2015

This item was out of order.

3. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18559"  
7915-0379-00 – Marquee S Construction and Developments Ltd.  
c/o Hub Engineering Inc. (Mike Kompter)  
RA to RF - 7748 and 7768 – 155 Street - to subdivide into 8 single family lots.

Approved by Council: November 16, 2015

RES.R15-2137  
It was  
Amendment Bylaw, 2015, No. 18559" pass its third reading.  
Carried  
Moved by Councillor Gill  
Seconded by Councillor Martin  
That "Surrey Zoning Bylaw, 1993, No. 12000,

4. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18560"  
7915-0138-00 – Mandeep & Tarlochan Aujla  
c/o Coastland Engineering & Surveying Ltd. (Michael Helle)  
RH to RF - 14933 – 76 Avenue - to subdivide into 2 single family lots.

Approved by Council: November 16, 2015

RES.R15-2138  
It was  
Amendment Bylaw, 2015, No. 18560" pass its third reading.  
Carried  
Moved by Councillor Gill  
Seconded by Councillor Martin  
That "Surrey Zoning Bylaw, 1993, No. 12000,

5. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18555"  
7915-0165-00 – Charmaine Klassen  
c/o WSP Canada Inc. (Clarence Arychuk)  
RA to RF-12 - 18320 – 68 Avenue - to subdivide into 7 single family small lots and a remainder lot.

Approved by Council: November 16, 2015

RES.R15-2139  
It was  
Amendment Bylaw, 2015, No. 18555" pass its third reading.  
Carried  
Moved by Councillor Gill  
Seconded by Councillor Steele  
That "Surrey Zoning Bylaw, 1993, No. 12000,

**Development Variance Permit No. 7915-0165-00**

18320 – 68 Avenue

To reduce the lot width requirement for a double garage (2 vehicles parked side by side) from 13.4 metres (44 ft.) to 12 metres (39 ft.) for proposed lot 3.

It was Moved by Councillor Gill  
 Seconded by Councillor Martin  
 That Development Variance Permit  
 No. 7915-0165-00 be supported and that staff be authorized to bring the Permit  
 forward for issuances and execution by the Mayor and City Clerk in conjunction  
 with final adoption of the related rezoning bylaw.  
 RES.R15-2140 Carried

6. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18561"  
 7915-0130-00 – Perfect Chance Investments Ltd., 434818 BC Ltd. and 0801870 BC Ltd.  
 c/o Mosaic Homes (Kyle Wright)  
 RA to RM-30 - 2685 – 160 Street, 15818, 15840, 15866, 15888 and 15912 – 27 Avenue  
 To develop 185 townhouse units.

Approved by Council: November 16, 2015

It was Moved by Councillor Gill  
 Seconded by Councillor Martin  
 That "Surrey Zoning Bylaw, 1993, No. 12000,  
 Amendment Bylaw, 2015, No. 18561" pass its third reading.  
 RES.R15-2141 Carried with Mayor Hepner opposed

**Development Variance Permit No. 7915-0130-00**

2685 – 160 Street, 15818, 15840, 15866, 15888 and 15912 – 27 Avenue  
 To reduce setbacks, allow 4 visitor parking spaces required for proposed lot 2 to be  
 provided on proposed lot 1 and increase the maximum number of small parking  
 spaces for visitor parking from 25% to 34% for proposed lot 2.

It was Moved by Councillor Gill  
 Seconded by Councillor Martin  
 That Development Variance Permit  
 No. 7915-0130-00 be supported and that staff be authorized to bring the Permit  
 forward for issuances and execution by the Mayor and City Clerk in conjunction  
 with final adoption of the related rezoning bylaw.  
 RES.R15-2142 Carried with Mayor Hepner opposed

7. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18554"  
 7915-0023-00 – R.D.M. Enterprises Ltd. and City of Surrey  
 c/o Pacific Land Resource Group Inc. (Oleg Verbenkov)  
 IL and IL-1 to CD - 10734, 10752 and 10768 Timberland Road, 11807 and  
 11825 Tannery Road  
 To develop a permanent truck refueling (card-lock) facility and truck repair business.

Approved by Council: November 16, 2015



It was Moved by Councillor Gill  
 Seconded by Councillor Martin  
 That "Surrey Zoning Bylaw, 1993, No. 12000,  
 Amendment Bylaw, 2015, No. 18554" pass its third reading.  
 RES.R15-2143 Carried

### LAND USE CONTRACT

8. "Surrey Land Use Contract No. 179, Termination Bylaw, 2015, No. 18529"  
 7915-0329-00 - Land Use Contract Termination  
 11405, 11406, 11415, 11416, 11426, 11435, 11436, 11455, 11456, 11475, 11476, 11503, 11514, 11517,  
 11528, 11531, 11545, 11558, 11559 and 11568 – 132A Street and Units 1-5, 11502 - 132A Street,  
 Units 100, 102, 104, 106, 108, 110, 112, 202 & 212, 11538 – 132A Street  
 To terminate Land Use Contract No. 179 to allow the existing underlying Light  
 Impact Industrial Zone (IL) to come into effect.

Approved by Council: November 2, 2015

**Note:** Memo received from Planning and Development (see memorandum dated  
 November 25, 2015 in bylaw backup) advising that all conditions have been  
 met and that Land Use Contract No. 179 is in order for Third Reading and  
 Final Adoption.

It was Moved by Councillor Gill  
 Seconded by Councillor Martin  
 That "Surrey Land Use Contract No. 179,  
 Termination Bylaw, 2015, No. 18529" pass its third reading.  
 RES.R15-2144 Carried

It was Moved by Councillor Gill  
 Seconded by Councillor Martin  
 That "Surrey Land Use Contract No. 179,  
 Termination Bylaw, 2015, No. 18529" be finally adopted, signed by the Mayor and  
 Clerk, and sealed with the Corporate Seal.  
 RES.R15-2145 Carried

### PERMITS - APPROVALS

9. **Development Variance Permit No. 7914-0376-00**  
 7914-0376-00 – Sarabjit and Rajwinder Johal  
 c/o Rajwinder Johal  
 7459 Wiltshire Drive

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

- (a) In Subsection F, Yard and Setbacks, of Part 16 Single Family Residential  
 Zone, the minimum front yard setback is reduced from 7.5 metres (25 ft.)  
 to 4.3 metres (14 ft.) for proposed Lot 4; and

- (b) In Subsection F, Yard and Setbacks, of Part 16 Single Family Residential Zone, the minimum side yard (south) setback is reduced from 1.8 metres (6 ft.) to 1.2 metres (4 ft.) for proposed Lot 4.

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

It was Moved by Councillor Gill  
 Seconded by Councillor Martin  
 That Development Variance Permit  
 No. 7914-0376-00 be approved; that the Mayor and Clerk be authorized to sign the Permit; and that Council authorize the transfer of the Permit to the heirs, administrators, executors, successors, and assigns of the title of the land within the terms of the Permit.

RES.R15-2146

Carried

- 10. Development Variance Permit No. 7915-0335-00**  
 7915-0335-00 – Dream Castle Homes Ltd.  
 c/o Knightridge Development Ltd. (Jaspreet Dayal)  
 14778, 14786 and 14798 – 76 Avenue

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

- (a) Part 7 Special Building Setbacks of Surrey Zoning By-law, No. 12000, the minimum required front yard setback from the centerline of the ultimate highway allowance for 76 Avenue is varied from 18.0 metres (59 ft.) to 17.0 metres (56 ft.) for structures permitted in Section B. under Part 17A, "Single Family Residential (12) Zone (RF-12)" on Lots 1-3 of the Land; and
- (b) Part 7 Special Building Setbacks of Surrey Zoning By-law, No. 12000, the minimum required side yard on flanking street setback from the centerline of the ultimate highway allowance for 148 Street is varied from 14.4 metres (47 ft.) to 13.4 metres (44 ft.) for structures permitted in Section B. under Part 17A, "Single Family Residential (12) Zone (RF-12)" on Lot 3 of the Land.

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

It was Moved by Councillor Gill  
 Seconded by Councillor Martin  
 That Development Variance Permit  
 No. 7915-0335-00 be approved; that the Mayor and Clerk be authorized to sign the Permit; and that Council authorize the transfer of the Permit to the heirs, administrators, executors, successors, and assigns of the title of the land within the terms of the Permit.

RES.R15-2147

Carried

## FINAL ADOPTIONS

11. "Downtown Surrey Business Improvement Area Bylaw, 2011, No. 17519, Amendment Bylaw, 2015, No. 18551"  
3900-20-18551 – Text Amendment  
A bylaw to amend "Downtown Surrey Business Improvement Area By-law, 2011, No. 17519," by adding a new Section 16 and Schedule B to set standardized requirements to be included in the bylaws of the Business Improvement Association.

Approved by Council: November 16, 2015

It was Moved by Councillor Gill  
Seconded by Councillor Martin  
That "Downtown Surrey Business Improvement Area Bylaw, 2011, No. 17519, Amendment Bylaw, 2015, No. 18551" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R15-2148

Carried

12. "Cloverdale Business Improvement Area Bylaw, 2014, No. 18326, Amendment Bylaw, 2015, No. 18552"  
3900-20-18552 – Text Amendment  
A bylaw to amend "Cloverdale Business Improvement Area Bylaw, 2014 No. 18326" by adding a new Section 16 and Schedule A to set standardized requirements to be included in the bylaws of the Business Improvement Association.

Approved by Council: November 16, 2015

It was Moved by Councillor Gill  
Seconded by Councillor Martin  
That "Cloverdale Business Improvement Area Bylaw, 2014, No. 18326, Amendment Bylaw, 2015, No. 18552" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R15-2149

Carried

13. "Newton Business Improvement Area Bylaw, 2014, No. 18105, Amendment Bylaw, 2015, No. 18553"  
3900-20-18553 – Text Amendment  
A bylaw to amend "Newton Business Improvement Area Bylaw, 2014 No. 18105" by adding a new Section 16 and Schedule A to set standardized requirements to be included in the bylaws of the Business Improvement Association.

Approved by Council: November 16, 2015



It was Moved by Councillor Gill  
 Seconded by Councillor Martin  
 That "Newton Business Improvement Area  
 Bylaw, 2014, No. 18105, Amendment Bylaw, 2015, No. 18553" be finally adopted,  
 signed by the Mayor and Clerk, and sealed with the Corporate Seal.  
 RES.R15-2150 Carried

## INTRODUCTIONS

14. "Subdivision & Development Bylaw, 1986, No. 8830 Amendment Bylaw, 2015, No. 18602"  
 3900-20-18602 – Regulatory Bylaw Text Amendment  
 "Subdivision & Development By-law, 1986, No. 8830", as amended, is further amended to incorporate housekeeping amendments to reflect the proposed revisions in the updated Design Criteria Manual and Standard Construction documents such that the new standards can be implemented.

Approved by Council: November 16, 2015  
 Corporate Report Item No. 2015-R223

It was Moved by Councillor Gill  
 Seconded by Councillor Martin  
 That "Subdivision & Development Bylaw,  
 1986, No. 8830 Amendment Bylaw, 2015, No. 18602" pass its first reading.  
 RES.R15-2151 Carried

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

It was Moved by Councillor Gill  
 Seconded by Councillor Martin  
 That "Subdivision & Development Bylaw,  
 1986, No. 8830 Amendment Bylaw, 2015, No. 18602" pass its second reading.  
 RES.R15-2152 Carried

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

It was Moved by Councillor Gill  
 Seconded by Councillor Martin  
 That "Subdivision & Development Bylaw,  
 1986, No. 8830 Amendment Bylaw, 2015, No. 18602" pass its third reading.  
 RES.R15-2153 Carried

15. "District Energy System Bylaw, 2012, No. 17667 Amendment Bylaw, 2015, No. 18603"  
 3900-20-18603 – Regulatory Bylaw Text Amendment  
 "District Energy System By-law, 2012, No. 17667", as amended, is further amended to address minor inconsistencies and improve clarity to definitions in Section 1.2 as well as set the minimum standards for treatment of water in the building mechanical system in Schedule B.



RES.R15-2158 It was Moved by Councillor Gill  
 Seconded by Councillor Martin  
 That "2016 Revenue Anticipation Bylaw, 2015,  
 No. 18562" pass its second reading.  
Carried

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

RES.R15-2159 It was Moved by Councillor Gill  
 Seconded by Councillor Martin  
 That "2016 Revenue Anticipation Bylaw, 2015,  
 No. 18562" pass its third reading.  
Carried

17. "Surrey 2016 - 2020 District Energy Operating Financial Plan Bylaw, 2015,  
 No. 18566"  
 3900-20-18566 - Council Initiative  
 A bylaw to provide for the adoption of the Surrey 2016 - 2020 District Energy  
 Operating Financial Plan.

Approved by Council: November 30, 2015  
 Corporate Report: 2015-F027

RES.R15-2160 It was Moved by Councillor Gill  
 Seconded by Councillor Martin  
 That "Surrey 2016 - 2020 District Energy  
 Operating Financial Plan Bylaw, 2015, No. 18566" pass its first reading.  
Carried

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

RES.R15-2161 It was Moved by Councillor Gill  
 Seconded by Councillor Martin  
 That "Surrey 2016 - 2020 District Energy  
 Operating Financial Plan Bylaw, 2015, No. 18566" pass its second reading.  
Carried

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

RES.R15-2162 It was Moved by Councillor Gill  
 Seconded by Councillor Martin  
 That "Surrey 2016 - 2020 District Energy  
 Operating Financial Plan Bylaw, 2015, No. 18566" pass its third reading.  
Carried



18. "Surrey 2016 - 2020 Drainage Operating Financial Plan Bylaw, 2015, No. 18567"  
3900-20-18567 – Council Initiative  
A bylaw to provide for the adoption of the Surrey 2016 - 2020 Drainage Operating Financial Plan.

Approved by Council: November 30, 2015  
Corporate Report: 2015-Fo27

RES.R15-2163 It was Moved by Councillor Gill  
Seconded by Councillor Martin  
That "Surrey 2016 - 2020 Drainage Operating  
Financial Plan Bylaw, 2015, No. 18567" pass its first reading.  
Carried

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

RES.R15-2164 It was Moved by Councillor Gill  
Seconded by Councillor Martin  
That "Surrey 2016 - 2020 Drainage Operating  
Financial Plan Bylaw, 2015, No. 18567" pass its second reading.  
Carried

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

RES.R15-2165 It was Moved by Councillor Gill  
Seconded by Councillor Martin  
That "Surrey 2016 - 2020 Drainage Operating  
Financial Plan Bylaw, 2015, No. 18567" pass its third reading.  
Carried

19. "Surrey 2016 - 2020 Parking Authority Operating Financial Plan Bylaw, 2015,  
No. 18568"  
3900-20-18568 – Council Initiative  
A bylaw to provide for the adoption of the Surrey 2016 - 2020 Parking Authority Financial Plan.

Approved by Council: November 30, 2015  
Corporate Report: 2015-Fo27

RES.R15-2166 It was Moved by Councillor Gill  
Seconded by Councillor Martin  
That "Surrey 2016 - 2020 Parking Authority  
Operating Financial Plan Bylaw, 2015, No. 18568" pass its first reading.  
Carried

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

RES.R15-2167 It was Moved by Councillor Gill  
Seconded by Councillor Martin  
That "Surrey 2016 - 2020 Parking Authority  
Operating Financial Plan Bylaw, 2015, No. 18568" pass its second reading.  
Carried

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

RES.R15-2168 It was Moved by Councillor Gill  
Seconded by Councillor Martin  
That "Surrey 2016 - 2020 Parking Authority  
Operating Financial Plan Bylaw, 2015, No. 18568" pass its third reading.  
Carried

20. "Surrey 2016 - 2020 Sewer Operating Financial Plan Bylaw, 2015, No. 18569"  
3900-20-18569 – Council Initiative  
A bylaw to provide for the adoption of the Surrey 2016 - 2020 Sewer Operating  
Financial Plan.

Approved by Council: November 30, 2015  
Corporate Report: 2015-F027

RES.R15-2169 It was Moved by Councillor Gill  
Seconded by Councillor Martin  
That "Surrey 2016 - 2020 Sewer Operating  
Financial Plan Bylaw, 2015, No. 18569" pass its first reading.  
Carried

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

RES.R15-2170 It was Moved by Councillor Gill  
Seconded by Councillor Martin  
That "Surrey 2016 - 2020 Sewer Operating  
Financial Plan Bylaw, 2015, No. 18569" pass its second reading.  
Carried

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

RES.R15-2171 It was Moved by Councillor Gill  
Seconded by Councillor Martin  
That "Surrey 2016 - 2020 Sewer Operating  
Financial Plan Bylaw, 2015, No. 18569" pass its third reading.  
Carried

21. "Surrey 2016 - 2020 Solid Waste Operating Financial Plan Bylaw, 2015, No. 18570"  
3900-20-18570 – Council Initiative  
A bylaw to provide for the adoption of the Surrey 2016 – 2020 Solid Waste  
Operating Financial Plan.

Approved by Council: November 30, 2015  
Corporate Report: 2015-Fo27

RES.R15-2172 It was Moved by Councillor Gill  
Seconded by Councillor Martin  
That "Surrey 2016 - 2020 Solid Waste  
Operating Financial Plan Bylaw, 2015, No. 18570" pass its first reading.  
Carried

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

RES.R15-2173 It was Moved by Councillor Gill  
Seconded by Councillor Martin  
That "Surrey 2016 - 2020 Solid Waste  
Operating Financial Plan Bylaw, 2015, No. 18570" pass its second reading.  
Carried

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

RES.R15-2174 It was Moved by Councillor Gill  
Seconded by Councillor Martin  
That "Surrey 2016 - 2020 Solid Waste  
Operating Financial Plan Bylaw, 2015, No. 18570" pass its third reading.  
Carried

22. "Surrey 2016 - 2020 Water Operating Financial Plan Bylaw, 2015, No. 18571"  
3900-20-18571 – Council Initiative  
A bylaw to provide for the adoption of the Surrey 2016 - 2020 Water Operating  
Financial Plan.

Approved by Council: November 30, 2015  
Corporate Report: 2015-Fo27

RES.R15-2175 It was Moved by Councillor Gill  
Seconded by Councillor Martin  
That "Surrey 2016 - 2020 Water Operating  
Financial Plan Bylaw, 2015, No. 18571" pass its first reading.  
Carried

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

RES.R15-2176 It was Moved by Councillor Gill  
Seconded by Councillor Martin  
That "Surrey 2016 - 2020 Water Operating  
Financial Plan Bylaw, 2015, No. 18571" pass its second reading.  
Carried

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





RES.R15-2181 It was Moved by Councillor Gill  
Seconded by Councillor Martin  
That "District Energy System By-law, 2012,  
No. 17667, Amendment Bylaw, 2015, No. 18574" pass its first reading.  
Carried

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

RES.R15-2182 It was Moved by Councillor Gill  
Seconded by Councillor Martin  
That "District Energy System By-law, 2012,  
No. 17667, Amendment Bylaw, 2015, No. 18574" pass its second reading.  
Carried

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

RES.R15-2183 It was Moved by Councillor Gill  
Seconded by Councillor Martin  
That "District Energy System By-law, 2012,  
No. 17667, Amendment Bylaw, 2015, No. 18574" pass its third reading.  
Carried

25. "Surrey Sanitary Sewer Regulation and Charges Bylaw, 2008, No. 16611,  
Amendment Bylaw, 2015, No. 18575"  
3900-20-18575 – Regulatory Text Amendment  
"Surrey Sanitary Sewer Regulation and Charges By-law, 2008, No. 16611" as  
amended, is further amended by replacing Schedule C to reflect the 2016 utility  
rates as approved in the 2015 – 2019 Financial Plan.

Approved by Council: November 30, 2015  
Corporate Report: 2015-F027

RES.R15-2184 It was Moved by Councillor Gill  
Seconded by Councillor Woods  
That "Surrey Sanitary Sewer Regulation and  
Charges Bylaw, 2008, No. 16611, Amendment Bylaw, 2015, No. 18575" pass its first  
reading.  
Carried

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

RES.R15-2185 It was Moved by Councillor Gill  
Seconded by Councillor Woods  
That "Surrey Sanitary Sewer Regulation and  
Charges Bylaw, 2008, No. 16611, Amendment Bylaw, 2015, No. 18575" pass its second  
reading.  
Carried

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

It was Moved by Councillor Gill  
Seconded by Councillor Woods  
That "Surrey Sanitary Sewer Regulation and  
Charges Bylaw, 2008, No. 16611, Amendment Bylaw, 2015, No. 18575" pass its third  
reading.

RES.R15-2186 Carried

26. "Surrey Waterworks Regulation and Charges Bylaw, 2007, No. 16337, Amendment  
Bylaw, 2015, No. 18576"  
3900-20-18576 – Regulatory Text Amendment  
"Surrey Waterworks Regulation and Charges By-law, 2007, No. 16337" as amended  
is further amended in Schedules B, C and D-1 to reflect the 2016 utility rates as  
approved in the 2015 – 2019 Financial Plan.

Approved by Council: November 30, 2015  
Corporate Report: 2015-Fo27

It was Moved by Councillor Gill  
Seconded by Councillor Woods  
That "Surrey Waterworks Regulation and  
Charges Bylaw, 2007, No. 16337, Amendment Bylaw, 2015, No. 18576" pass its first  
reading.

RES.R15-2187 Carried

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

It was Moved by Councillor Gill  
Seconded by Councillor Woods  
That "Surrey Waterworks Regulation and  
Charges Bylaw, 2007, No. 16337, Amendment Bylaw, 2015, No. 18576" pass its  
second reading.

RES.R15-2188 Carried

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

It was Moved by Councillor Gill  
Seconded by Councillor Woods  
That "Surrey Waterworks Regulation and  
Charges Bylaw, 2007, No. 16337, Amendment Bylaw, 2015, No. 18576" pass its third  
reading.

RES.R15-2189 Carried



27. "Surrey Building Bylaw, 2012, No. 17850, Amendment Bylaw, 2015, No. 18579"  
3900-20-18579 – Regulatory Text Amendment  
"Surrey Building Bylaw, 2012, No. 17850" is amended by replacing Schedule A to  
incorporate a 3.9% overall fee increase as approved in the 2015 - 2019 Financial  
Plan along with minor housekeeping amendments in Sections 59 to 62 and 74.

Approved by Council: November 30, 2015

RES.R15-2190 It was Moved by Councillor Gill  
Seconded by Councillor Woods  
That "Surrey Building Bylaw, 2012, No. 17850,  
Amendment Bylaw, 2015, No. 18579" pass its first reading.  
Carried

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

RES.R15-2191 It was Moved by Councillor Gill  
Seconded by Councillor Woods  
That "Surrey Building Bylaw, 2012, No. 17850,  
Amendment Bylaw, 2015, No. 18579" pass its second reading.  
Carried

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

RES.R15-2192 It was Moved by Councillor Gill  
Seconded by Councillor Woods  
That "Surrey Building Bylaw, 2012, No. 17850,  
Amendment Bylaw, 2015, No. 18579" pass its third reading.  
Carried

28. "Business License Bylaw, 1999, No. 13680, Amendment Bylaw, 2015, No. 18580"  
3900-20-18580 – Regulatory Text Amendment  
"Business License By-law, 1999, No. 13680" as amended is further amended by  
replacing Schedule A to incorporate a 3.9% overall fee increase as approved in the  
2015 - 2019 Financial Plan.

Approved by Council: November 30, 2015

RES.R15-2193 It was Moved by Councillor Gill  
Seconded by Councillor Woods  
That "Business License Bylaw, 1999,  
No. 13680, Amendment Bylaw, 2015, No. 18580" pass its first reading.  
Carried

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



30. "Surrey Dog Responsibility Bylaw, 1999, No. 13880, Amendment Bylaw, 2015, No. 18582"  
3900-20-18582 – Regulatory Text Amendment  
"Surrey Dog Responsibility By-law, 1999, No. 13880" as amended, is further amended in Sections 8, 28, 29, 34 and 38 to incorporate 3.9% overall fee increase as approved in the 2015 - 2019 Financial Plan.

Approved by Council: November 30, 2015

RES.R15-2199 It was Moved by Councillor Gill  
Seconded by Councillor Woods  
That "Surrey Dog Responsibility Bylaw, 1999,  
No. 13880, Amendment Bylaw, 2015, No. 18582" pass its first reading.  
Carried

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

RES.R15-2200 It was Moved by Councillor Gill  
Seconded by Councillor Woods  
That "Surrey Dog Responsibility Bylaw, 1999,  
No. 13880, Amendment Bylaw, 2015, No. 18582" pass its second reading.  
Carried

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

RES.R15-2201 It was Moved by Councillor Gill  
Seconded by Councillor Woods  
That "Surrey Dog Responsibility Bylaw, 1999,  
No. 13880, Amendment Bylaw, 2015, No. 18582" pass its third reading.  
Carried

31. "Surrey Electrical Safety Bylaw, 2004, No. 15596, Amendment Bylaw, 2015, No. 18583"  
3900-20-18583 – Regulatory Text Amendment  
"Surrey Electrical Safety By-law, 2004, No. 15596" as amended, is further amended by replacing Schedule B to incorporate a 3.9% overall fee increase as approved in the 2015 - 2019 Financial Plan.

Approved by Council: November 30, 2015

RES.R15-2202 It was Moved by Councillor Gill  
Seconded by Councillor Woods  
That "Surrey Electrical Safety Bylaw, 2004,  
No. 15596, Amendment Bylaw, 2015, No. 18583" pass its first reading.  
Carried

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





33. "Surrey Fire Service Bylaw, 1990, No. 10771, Amendment Bylaw, 2015, No. 18585" 3900-20-18585 – Regulatory Text Amendment  
"Surrey Fire Service By-law, 1990, No. 10771" as amended, is further amended in Sections 30, 34, and 36 to incorporate a 3.9% overall fee increase as approved in the 2015 - 2019 Financial Plan.

Approved by Council: November 30, 2015

RES.R15-2208  
It was  
No. 10771, Amendment Bylaw, 2015, No. 18585" pass its first reading.  
Moved by Councillor Gill  
Seconded by Councillor Woods  
That "Surrey Fire Service Bylaw, 1990,  
Carried

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

RES.R15-2209  
It was  
No. 10771, Amendment Bylaw, 2015, No. 18585" pass its second reading.  
Moved by Councillor Gill  
Seconded by Councillor Woods  
That "Surrey Fire Service Bylaw, 1990,  
Carried

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

RES.R15-2210  
It was  
No. 10771, Amendment Bylaw, 2015, No. 18585" pass its third reading.  
Moved by Councillor Gill  
Seconded by Councillor Woods  
That "Surrey Fire Service Bylaw, 1990,  
Carried

34. "Highway and Traffic Bylaw, 1997, No. 13007, Amendment Bylaw, 2015, No. 18586" 3900-20-18586 – Regulatory Text Amendment  
"Highway and Traffic By-law, 1997, No. 13007" as amended is further amended by replacing Schedule B to incorporate a 3.9% overall fee increase as approved in the 2015 - 2019 Financial Plan.

Approved by Council: November 30, 2015

RES.R15-2211  
It was  
No. 13007, Amendment Bylaw, 2015, No. 18586" pass its first reading.  
Moved by Councillor Gill  
Seconded by Councillor Woods  
That "Highway and Traffic Bylaw, 1997,  
Carried

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

RES.R15-2212 It was Moved by Councillor Gill  
 Seconded by Councillor Woods  
 That "Highway and Traffic Bylaw, 1997,  
 No. 13007, Amendment Bylaw, 2015, No. 18586" pass its second reading.  
Carried

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

RES.R15-2213 It was Moved by Councillor Gill  
 Seconded by Councillor Woods  
 That "Highway and Traffic Bylaw, 1997,  
 No. 13007, Amendment Bylaw, 2015, No. 18586" pass its third reading.  
Carried

35. "Surrey Land Use and Development Applications Fees Imposition Bylaw, 1993,  
 No. 11631, Amendment Bylaw, 2015, No. 18587"  
 3900-20-18587 – Regulatory Text Amendment  
 "Surrey Land Use and Development Applications Fees Imposition By-law, 1993,  
 No. 11631" as amended is further amended by replacing Schedules 1, 2, 3, 4, 6, 7 and 9 to  
 incorporate a 3.9% overall fee increase as approved in the 2015 - 2019 Financial Plan.

Approved by Council: November 30, 2015

RES.R15-2214 It was Moved by Councillor Gill  
 Seconded by Councillor Woods  
 That "Surrey Land Use and Development  
 Applications Fees Imposition Bylaw, 1993, No. 11631, Amendment Bylaw, 2015,  
 No. 18587" pass its first reading.  
Carried

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

RES.R15-2215 It was Moved by Councillor Gill  
 Seconded by Councillor Woods  
 That "Surrey Land Use and Development  
 Applications Fees Imposition Bylaw, 1993, No. 11631, Amendment Bylaw, 2015,  
 No. 18587" pass its second reading.  
Carried

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

RES.R15-2216 It was Moved by Councillor Gill  
 Seconded by Councillor Woods  
 That "Surrey Land Use and Development  
 Applications Fees Imposition Bylaw, 1993, No. 11631, Amendment Bylaw, 2015,  
 No. 18587" pass its third reading.  
Carried



36. "Surrey Plumbing Bylaw, 1981, No. 6569, Amendment Bylaw, 2015, No. 18588"  
3900-20-18588 – Regulatory Text Amendment  
"Surrey Plumbing By-law, 1981, No. 6569" as amended is further amended in  
Sections 9 and 10 to incorporate a 3.9% overall fee increase as approved in the  
2015 - 2019 Financial Plan.

Approved by Council: November 30, 2015

RES.R15-2217  
It was  
Amendment Bylaw, 2015, No. 18588" pass its first reading.  
Moved by Councillor Gill  
Seconded by Councillor Woods  
That "Surrey Plumbing Bylaw, 1981, No. 6569,  
Carried

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

RES.R15-2218  
It was  
Amendment Bylaw, 2015, No. 18588" pass its second reading.  
Moved by Councillor Gill  
Seconded by Councillor Woods  
That "Surrey Plumbing Bylaw, 1981, No. 6569,  
Carried

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

RES.R15-2219  
It was  
Amendment Bylaw, 2015, No. 18588" pass its third reading.  
Moved by Councillor Gill  
Seconded by Councillor Woods  
That "Surrey Plumbing Bylaw, 1981, No. 6569,  
Carried

37. "Surrey Security and Fire Alarm Bylaw, 1997, No. 13168, Amendment Bylaw, 2015,  
No. 18589"  
3900-20-18589 – Regulatory Text Amendment  
"Surrey Security and Fire Alarm By-law, 1997, No. 13168" as amended is further  
amended in Section 6 to incorporate a 3.9% overall fee increase as approved in the  
2015 - 2019 Financial Plan.

Approved by Council: November 30, 2015

RES.R15-2220  
It was  
1997, No. 13168, Amendment Bylaw, 2015, No. 18589" pass its first reading.  
Moved by Councillor Gill  
Seconded by Councillor Woods  
That "Surrey Security and Fire Alarm Bylaw,  
Carried

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

RES.R15-2221 It was Moved by Councillor Gill  
Seconded by Councillor Woods  
That "Surrey Security and Fire Alarm Bylaw,  
1997, No. 13168, Amendment Bylaw, 2015, No. 18589" pass its second reading.  
Carried

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

RES.R15-2222 It was Moved by Councillor Gill  
Seconded by Councillor Woods  
That "Surrey Security and Fire Alarm Bylaw,  
1997, No. 13168, Amendment Bylaw, 2015, No. 18589" pass its third reading.  
Carried

38. "Surrey Sign Bylaw, 1999, No. 13656, Amendment Bylaw, 2015, No. 18590"  
3900-20-18590 – Regulatory Text Amendment  
"Surrey Sign By-law, 1999, No. 13656" as amended is further amended in Section 13,  
23 and 27 to incorporate a 3.9% overall fee increase as approved in the 2015 - 2019  
Financial Plan.

Approved by Council: November 30, 2015

RES.R15-2223 It was Moved by Councillor Gill  
Seconded by Councillor Woods  
That "Surrey Sign Bylaw, 1999, No. 13656,  
Amendment Bylaw, 2015, No. 18590" pass its first reading.  
Carried

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

RES.R15-2224 It was Moved by Councillor Gill  
Seconded by Councillor Woods  
That "Surrey Sign Bylaw, 1999, No. 13656,  
Amendment Bylaw, 2015, No. 18590" pass its second reading.  
Carried

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

RES.R15-2225 It was Moved by Councillor Gill  
Seconded by Councillor Woods  
That "Surrey Sign Bylaw, 1999, No. 13656,  
Amendment Bylaw, 2015, No. 18590" pass its third reading.  
Carried

39. "Surrey Subdivision and Development Bylaw, 1986, No. 8830, Amendment Bylaw, 2015, No. 18591"  
3900-20-18591 – Regulatory Text Amendment  
"Surrey Subdivision and Development By-law, 1986, No. 8830" as amended is further amended by replacing Schedule B to incorporate a 3.9% overall fee increase as approved in the 2015 - 2019 Financial Plan.

Approved by Council: November 30, 2015

RES.R15-2226  
It was  
Bylaw, 1986, No. 8830, Amendment Bylaw, 2015, No. 18591" pass its first reading.  
Moved by Councillor Gill  
Seconded by Councillor Woods  
That "Surrey Subdivision and Development  
Carried

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

RES.R15-2227  
It was  
Bylaw, 1986, No. 8830, Amendment Bylaw, 2015, No. 18591" pass its second reading.  
Moved by Councillor Gill  
Seconded by Councillor Woods  
That "Surrey Subdivision and Development  
Carried

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

RES.R15-2228  
It was  
Bylaw, 1986, No. 8830, Amendment Bylaw, 2015, No. 18591" pass its third reading.  
Moved by Councillor Gill  
Seconded by Councillor Woods  
That "Surrey Subdivision and Development  
Carried

40. "Surrey Tree Protection Bylaw, 2006, No. 16100, Amendment Bylaw, 2015, No. 18592"  
3900-20-18592 – Regulatory Text Amendment  
"Surrey Tree Protection By-law, 2006, No. 16100" as amended is further amended in Sections 36, 37, 38, 39, and 40 to incorporate a 3.9% overall fee increase as approved in the 2015 - 2019 Financial Plan.

Approved by Council: November 30, 2015

RES.R15-2229  
It was  
No. 16100, Amendment Bylaw, 2015, No. 18592" pass its first reading.  
Moved by Councillor Gill  
Seconded by Councillor Woods  
That "Surrey Tree Protection Bylaw, 2006,  
Carried

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













RES.R15-2248 It was Moved by Councillor Gill  
Seconded by Councillor Woods  
That "Water Shortage Response Bylaw, 2004,  
No. 15454, Amendment Bylaw, 2015, No. 18598" pass its second reading.  
Carried

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

RES.R15-2249 It was Moved by Councillor Gill  
Seconded by Councillor Woods  
That "Water Shortage Response Bylaw, 2004,  
No. 15454, Amendment Bylaw, 2015, No. 18598" pass its third reading.  
Carried

47. "Surrey Animal Compensation Bylaw, 1982, No. 7065, Amendment Bylaw, 2015, No. 18599"  
3900-20-18599 – Regulatory Text Amendment  
"Surrey Animal Compensation By-law, 1982, No. 7065" as amended, is further amended by replacing Section 4 to incorporate a 3.9% overall fee increase as approved in the 2015 - 2019 Financial Plan.

Approved by Council: November 30, 2015

RES.R15-2250 It was Moved by Councillor Gill  
Seconded by Councillor Woods  
That "Surrey Animal Compensation Bylaw,  
1982, No. 7065, Amendment Bylaw, 2015, No. 18599" pass its first reading.  
Carried

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

RES.R15-2251 It was Moved by Councillor Gill  
Seconded by Councillor Woods  
That "Surrey Animal Compensation Bylaw,  
1982, No. 7065, Amendment Bylaw, 2015, No. 18599" pass its second reading.  
Carried

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

RES.R15-2252 It was Moved by Councillor Gill  
Seconded by Councillor Woods  
That "Surrey Animal Compensation Bylaw,  
1982, No. 7065, Amendment Bylaw, 2015, No. 18599" pass its third reading.  
Carried





J. NOTICE OF MOTION

K. OTHER BUSINESS

1. City's Climate Adaption Strategy

Further to the City's ongoing efforts to identify and mitigate the impacts of climate change, including sea level rise, as outlined in the City's Climate Adaptation Strategy, Council raised the need for staff to report back to Council relative to the steps and timeframe for the development of a Surrey Coastal Flood Protection Strategy and the related consultation process.

Council passed the following resolution:

It was Moved by Councillor Martin  
Seconded by Councillor Villeneuve  
That staff bring forward a Corporate Report outlining the steps and timeframe for the development of a Surrey Coastal Flood Protection Strategy and Consultation Process to Council for their consideration early in February 2016.

RES.R15-2257

Carried

L. ADJOURNMENT

It was

Moved by Councillor Woods  
Seconded by Councillor Steele  
That the November 30, 2015 Regular Council

- Public Hearing meeting be adjourned.

RES.R15-2258

Carried

The Regular Council - Public Hearing meeting adjourned at 9:26 p.m.

Certified correct:

  
Jane Sullivan, City Clerk

  
Mayor Linda Hepner