

Present:

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

Absent:

Councillor Steele

Staff Present:

City Clerk
City Manager
City Solicitor
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. Special (Regular) Council - November 7, 2016**

It was Moved by Councillor Martin
Seconded by Councillor Villeneuve
That the minutes of the Special (Regular)
Council meeting held on November 7, 2016, be adopted.

RES.R16-2720

Carried**2. Council-in-Committee - November 7, 2016**

It was Moved by Councillor Martin
Seconded by Councillor Villeneuve
That the minutes of the
Council-in-Committee meeting held on November 7, 2016, be received.

RES.R16-2721

Carried**3. Regular Council - Land Use - November 7, 2016**

It was Moved by Councillor Martin
Seconded by Councillor Villeneuve
That the minutes of the Regular Council -
Land Use meeting held on November 7, 2016, be adopted.

RES.R16-2722

Carried

4. Regular Council – Public Hearing – November 7, 2016

It was Moved by Councillor Martin
Seconded by Councillor Villeneuve
That the minutes of the Regular Council -
Public Hearing meeting held on November 7, 2016, be adopted.

RES.R16-2723

Carried**B. DELEGATIONS - PRESENTATION****1. Paul Fast, P.Eng, Managing Partner, Fast + Epp Structural Engineers**

File: 0290-20

Council recognized Fast + Epp and the City of Surrey for receiving the Supreme Award for Structural Engineering Excellence and the Award for Community or Residential Structures at The Structural Awards 2016 in London, England.

The following comments were made:

- Mayor Hepner introduced the delegation and noted that Grandview Heights Aquatic Centre was constructed to meet the needs of a diverse population in one of Canada's fastest growing cities. The Centre has already surpassed anticipated visitor numbers.
- The delegation thanked Council and staff for the wonderful collaboration. The award application package competed with the impressive Shanghai Tower, and the \$1 Billion project in Athens Greece and a \$150 Million project in Mexico City.

Features of the project include:

- The roof is a unique and slender double, long-span timber catenary over the Olympic-sized pool, suspended between post-tensioned concrete buttresses.
- The engineers chose wood as a cost-effective, structurally-efficient and aesthetically-pleasing alternative to steel, cleverly balancing form and function.
- The undulating roof which elegantly balances structural form with building use and celebrates the expressed materials.

The delegation presented Mayor and Council with a special plaque to be mounted on the building to celebrate the achievement.

Mayor and Council thanked the delegation and staff for creating such an iconic project and accepted the plaque on behalf of the City.

B. DELEGATIONS – PUBLIC HEARING**1. Surrey Zoning Amendment Bylaw No. 18953
Application: 7916-0068-00**

CIVIC ADDRESS: 18718 – 28 Avenue

APPLICANT: o823207 B.C. Ltd. (Director Information: Satnam Shoker)
c/o Pacific Land Group (Christopher Correia)

PURPOSE: The applicant is seeking to rezone the site from General Agriculture to Comprehensive Development. The applicant is proposing to subdivide the site into 14 business park lots and 1 lot to be conveyed to the City for the protection of environmental areas.

In addition, a development variance permit is being sought to reduce the minimum streamside setback from 30 metres (100 ft.) to 11 metres (36 ft.) at the closest point in order to accommodate the layout of the business park.

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

Mayor Hepner spoke to the project and requested staff to provide an overview regarding emissions. Staff noted that emissions could be limited through a restrictive covenant that would prevent emission generating businesses.

G. Down, 182 Street & 59A Avenue: The delegation spoke in opposition of the project and noted that setbacks along the water course along the property needs to be protected.

T. McNeice, 86 Avenue & 165 Street: The delegation spoke in opposition to the project and expressed the following concerns: 1) removal of trees, 2) loss of valuable tree canopy, 3) alterations to Erickson Creek and the setbacks, 4) proximity of development to local elementary school, 5) safety concerns due to close proximity of parking lot to existing school, 6) truck traffic and vehicular traffic, 7) pre-notification letter was not sent to the school as they do not wish to be notified regarding applications of industrial developments, 8) clarification is needed regarding the definition of "industrial lots", 9) conventional and organic farming are in close proximity, 10) potential emissions coming from the area from existing businesses, 11) suggested a restrictive covenant be placed on all future plants in Campbell Heights, Hazelmere Valley or elsewhere within the City of Surrey mandating both zero emissions and emissions testing.

Council requested clarification regarding the request for zero emissions. The delegation noted it was started in Austria in 2004 and should be adopted by all countries.

Council requested clarification from staff regarding what a CD Zone is. The CD gives the City the ability to work with the Developer to customize the zone on a property instead of just a traditional zoning and there is an opportunity to include a Restrictive Covenant, and there is substantial amount of land that will be dedicated for Environmental setback. The truck parking application is no longer in this area to be considered; the Applicant has closed the file.

The delegation requested clarification regarding whether or not developers have public information meetings. Council noted that it is not a requirement of every application. The delegation noted that it would be helpful if a Public Consultation Session was held by the developer for individuals to answer questions.

Council requested staff to clarify the legislative responsibility regarding pollutants and responsibility. Staff noted that the jurisdiction is with Metro Vancouver, there is a permitting process along with monitoring and enforcement; all of which are the responsibility of Metro Vancouver. In response, the delegation noted there is no faith with Metro Vancouver related to air quality emissions.

Mayor Hepner asked for clarification what can be done at a municipal level. The only tool available within a light industry zone is to utilize a restrictive covenant on the properties.

S. Kroecher, 20 Avenue & 182 Street: The delegation spoke in opposition to the proposal and expressed the following concerns: 1) 73 old growth trees are slated for removal, 2) the setbacks from the streams being reduced from 100 to 36 metres; 3) potential hazards with the slopes, 4) the proposed businesses might have emissions, 5) close proximity to Kensington Prairie School, 6) potential for increased traffic; and, 7) negative impact on wildlife and agricultural land.

F. Mueggenburg, 24 Avenue & 185 Street: The delegation spoke in opposition to the proposal and expressed the following concerns: 1) lack of public input surrounding the project, 2) the site sits on an aquifer that adjacent agricultural operations rely on, 3) air quality and potential emissions associated with the proposal, 4) disclosure should be placed on title for any lands conducting work that generate emissions, 5) there should be more transparency in the process.

S. Rowe, 24 Avenue & 172 Street: The delegation spoke in opposition to the proposal and expressed the following concerns: 1) removal of 73 mature trees, including endangered western cedars; and, 2) potential negative impact on local wildlife.

Mayor Hepner noted that there are 73 trees slated for removal; and clarified that on the site 570 trees will be retained within the open space area; 6.1 acres will be conveyed to the City.

J. Armstrong, Nicomekl Enhancement Society and Little Campbell Watershed Society: The delegation spoke in opposition of the proposal and expressed the following concerns: 1) Erickson Creek is one of the last self-sustaining salmonid creeks within the City and should be protected, 2) reduction of the setback for Erickson Creek or the Del Brook is not in agreement with the *Fisheries Act* or fishery sustainability, reducing the setbacks is unsustainable as they are Class A streams, putting 8 species at risk, 3) the setbacks would reduce the impervious area and reduce the aquifer flows, 4) the Societies oppose any variances in setbacks due to the threats posed to the fisheries.

C. Tompe, 20 Avenue & 184 Street: The delegation spoke in opposition of the proposal and expressed the following concerns: 1) loss of greenspace in the area, 2) issues the proposed business might cause for existing agricultural businesses, 3) removing lands that could be dedicated for agricultural use instead of industry; and 4) potential for pollution.

G. Rice, 103 Avenue & 125A Street: The delegation spoke in opposition to the proposal and expressed the following concerns: 1) removal of agricultural land, 2) loss of forested land, removal of 73 significant trees, and negative impact on local wildlife, 3) there will be no opportunity for members of the public to speak to individual lands once they are subdivided; 4) the proposed variances requested should be denied, 5) watersheds should be protected, 6) downstream impacts to Nicomekl River are extreme and should be mitigated, 7) potential for water poaching, 8) the application should be considered in a larger context, 9) restrictive covenants can be removed; and 10) the light impact type of zoning should be amended to exclude emissions generating businesses as a permitted use.

The delegation expressed concern that archived video footage prior to 2016 was removed from the City of Surrey website when a vendor change occurred and asked that the City of Surrey work with the former vendor to retain it as public record.

In response to a question from Council; staff clarified that Restrictive Covenants, enacted by Council can only be removed, or amended, by way of Council Resolution and would require a Public Hearing.

D. Morrison, 24 Avenue & 127 Street: The delegation spoke in opposition to the project and expressed the following concerns: 1) the project falls within the "Brookwood Aquifer" and it is crucial that the environment be reviewed by scientific peer reviewed analysis; and, 2) the project should be based on zero emissions.

D. Jack, President, Surrey Environmental Partners: The delegation spoke in opposition to the proposal and expressed the following concerns: 1) the project is a Class A stream and is in contravention to the *Fisheries Act*, 2) proposed riparian setbacks associated with the Application are insufficient, 3) the subject site falls within Biodiversity HUBs that are designated as having high ecological value, 4) the proponent is only suggesting saving 31 feet of the biodiversity conservation corridor leaving a deficit of 33 feet in order to comply with City of Surrey Policy; and, 5) proposed tree removal of 73 significant trees.

Staff clarified that the Federal government no longer regulates and the City of Surrey is compliant with Provincial requirements associated with Riparian Areas Regulation (RAR) which overrides what was previously federally regulated; therefore, the Application is in compliance. Staff further noted that the City now relies on the RAR combined with the added additional protections enacted by Council.

WhiteRock Resident: The delegation expressed the following concerns: 1) preservation of agricultural land, 2) preservation of ecological areas, 3) proposed development directly impacts salmon habitat, 4) reduction of riparian area is not sufficient to protect the waterways, 5) potential decrease in water quality, 6) Kensington Prairie School transitioning to a nature/outdoor school is an excellent idea; and, 7) the Hazelmere Valley should be protected.

Concerned Resident: The delegation spoke in opposition of the project and expressed the following concerns: 1) potential emissions with heavy metals, 2) there is already lack of drainage on neighbouring properties; 3) that the light industrial zone can bring heavy manufacturing plants; and, 4) restrictive covenants are not effective and offer no guarantees.

Concerned Resident: The delegation expressed the following concerns: 1) negative environmental impact associated with the Application, 2) removal of trees associated with the proposal; and, 3) natural environments should be protected and maintained.

Concerned Resident: The delegation expressed the following concerns: 1) food security, 2) food sustainability; and, 3) loss of farm land.

Concerned Resident: The delegation spoke in opposition to the Application and expressed the following concerns: 1) the area is designated as a highly sensitive environmental HUB, 2) the subject site is lush soil and is perfect for the aquifer, 3) the waterway through the property should not be touched; and, 4) that Council adhere to the "Blue Dot" initiative and sustainability guidelines that they signed off in agreement to.

The delegation requested that the project not be approved and that development should be reconsidered.

The Agent (on behalf of the Applicant): The Agent addressed concerns raised during the Public Hearing as follows: 1) a detailed geotechnical assessment was conducted, 2) environmental assessment and arbourist reports were done, 3) a professional biologist reviewed the project plans and 4) there was an impact mitigation plan reviewed by an environmental professional, 5) 16% of a 38 Acre parcel is dedicated to habitat protection, there are 73 second growth trees slated for removal and 570 trees will be retained, 6) the project supports the City of Surrey Green Infrastructure Network, 7) a riparian corridor stretches into the property and riparian area regulations are met within the water course, 8) the setbacks are expanded upon on average by 30 metres to meet the City of Surrey Bylaw, 9) all the industrial lots in Campbell Heights have an infiltration system

using bio-swales, 10) most of the lots are smaller within the 1 to 2 acre size to accommodate owner/users who would be assembling some type of product; and, 11) the Agent does not disagree with the use of Restrictive Covenant and noted that noise and fumes could be addressed through the permitting process.

Council requested clarification regarding the pinch spots depicted on the site map for the project. The Agent explained that the plan follows the trees to protect the area and narrows down in certain areas and expands, beyond the requirements in others.

Council asked if the Applicant could entertain using the newly enacted bylaw addressing the current ecosystem environmental requirements to better address the concerns raised during the Public Hearing surrounding environmental concerns and setbacks. In response, the Agent noted that the Application, as it currently stands, is designed to strike a balance between employment lands with the environmentally protected areas.

There was correspondence on table from:

NAME	FOR	AGAINST	CONCERN
Logos Investment Inc.	X		

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

NAME	FOR	AGAINST	UNDECIDED
6 Individuals		X	

**2. Surrey Zoning Amendment Bylaw No. 18954
Application: 7915-0443-00**

CIVIC ADDRESS: 16688 – 18 Avenue

APPLICANT: You Xue
c/o WSP Canada Inc. (Clarence Arychuk)

PURPOSE: The applicant is seeking to rezone the portion of the property from One-Acre Residential to Single Family Residential, Single Family Residential (13) and Single Family Residential (12). The applicant is proposing to subdivide the property into 18 single family lots (5 RF, 7 RF-13 and 6 RF-12) and 1 park lot that will remain zoned One-Acre Residential.

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.

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

NAME	FOR	AGAINST	UNDECIDED
1 Individual	X		

3. Surrey Zoning Amendment Bylaw No. 18952
Application: 7916-0339-00

CIVIC ADDRESS: 9405 – 160 Street

APPLICANT: Charanjit Sangha
 c/o Coastland Engineering & Surveying Ltd. (Mike Helle)

PURPOSE: The applicant is seeking to rezone the property from One-Acre Residential to Comprehensive Development. The applicant is proposing to subdivide the property into 2 single family lots with rear lane driveway access.

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

D. Jack, President, Surrey Environmental Partners: The delegation requested that consideration be given retaining the three (3) trees located on the plan by way of a meandering design concept.

Staff noted they would review the plan and see if there is a possibility to retrain additional trees.

4. Surrey Zoning Amendment Bylaw No. 18951
Application: 7916-0238-00

CIVIC ADDRESS: 6189 – 190 Street

APPLICANT: Margarete Wacker
 c/o Coastland Engineering & Surveying Ltd. (Mike Helle)

PURPOSE: The applicant is seeking to rezone the property from One-Acre Residential to Single Family Residential. The applicant is proposing to subdivide the property into 12 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.

Concerned Resident: The delegation spoke in opposition to the proposal and expressed the following concerns: 1) negative impact on surrounding hobby farms and wildlife, 2) the proposed laneway to the south, 3) inadequate street parking, 4) emergency vehicle access; 5) complete land assembly should be achieved before development is explored, 6) increased vehicular traffic, 7) sidewalks should be extended to the park; and, 8) traffic calming measures should be explored.

Concerned Resident: The delegation expressed the following concerns: 1) consideration be given to ensure abutting properties be respected in terms of privacy and buffering, 2) traffic mitigation/calming measure be explored, 3) sidewalks 62 Avenue and 190 Street be installed to improve pedestrian access; and, 4) parking access to accommodate additional residents and potential secondary suites.

Mayor Hepner clarified that sidewalks are requirements of developers and the connection will be completed when the development is completed in the area.

There was correspondence on table from:

NAME	FOR	AGAINST	CONCERN
E. Brown		X	
L. Andrews			X
J. & B. Smale		X	
S. Lawson			X

C. COMMITTEE REPORTS

1. Social Policy Advisory Committee - September 7, 2016

It was Moved by Councillor Villeneuve
 Seconded by Councillor Martin
 That the minutes of the Social Policy
 Advisory Committee meeting held on September 7, 2016, be received.
 RES.R16-2724 Carried

2. Culture Development Advisory Committee - September 13, 2016

(a) It was Moved by Councillor Villeneuve
 Seconded by Councillor Martin
 That the minutes of the Culture
 Development Advisory Committee meeting held on September 13, 2016, be
 received.
 RES.R16-2725 Carried

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

2017/2018 Fees & Charges

File: 1810-01

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

- 1. Defer the recommendation regarding 2017/2018 Fees & Charges to the December 5, 2016, Council meeting; and
- 2. That the recommendation be incorporated within the 2017/18 Fee Amendments.

RES.R16-2726

Carried

3. Transportation and Infrastructure Committee - October 17, 2016

It was Moved by Councillor Villeneuve
Seconded by Councillor Martin
That the minutes of the Transportation and
Infrastructure Committee meeting held on October 17, 2016, be received.

RES.R16-2727

Carried

4. Parks, Recreation & Sport Tourism Committee - October 19, 2016

- (a) It was Moved by Councillor Hayne
Seconded by Councillor Gill
That the minutes of the Parks, Recreation
and Sport Tourism Committee meeting held on October 19, 2016, be
received.

RES.R16-2728

Carried

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

Cloverdale Athletic Park Artificial Turf and Fieldhouse

File No. 6140-20/C

It was Moved by Councillor Hayne
Seconded by Councillor Gill
That

- 1. Council receive the report from the from the Parks Planning, Research and Design Manager, dated October 3, 2016, entitled "Cloverdale Athletic Park Artificial Turf and Fieldhouse", as information;

- 2. Council approve the location of the new artificial turf field and practice area at Cloverdale Athletic Park; and
- 3. Council approve the location for the new field house at Cloverdale Athletic Park.

RES.R16-2729 Carried

D. BOARD/COMMISSION REPORTS

1. Board of Variance - October 12, 2016

It was Moved by Councillor Martin
 Seconded by Councillor Gill
 That the minutes of the Board of Variance
 meeting held on October 12, 2016, be received.

RES.R16-2730 Carried

2. Surrey Heritage Advisory Commission - October 26, 2016

(a) It was Moved by Councillor Woods
 Seconded by Councillor Villeneuve
 That the minutes of the Surrey Heritage
 Advisory Commission meeting held on October 26, 2016, be received.

RES.R16-2731 Carried

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

House at 13539 16 Avenue Proposed Subdivision and Heritage Revitalization Agreement (HRA)

File: 6800-10

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

- 1. Receive the "House at 13539 16 Avenue Proposed Subdivision and Heritage Revitalization Agreement (HRA)" report as information; and
- 2. Recommend that the House at 13539 - 16 Avenue be added to the Surrey Heritage Register.

RES.R16-2732 Carried

E. MAYOR'S REPORT**1. Proclamations**

File: 0630-02

Mayor Hepner read the following proclamations:

- (a) Red Ribbon Week – November 27 to December 5, 2016
- (b) Buy Local Week – November 28 to December 4, 2016

F. GOVERNMENTAL REPORTS**G. CORPORATE REPORTS**

The Corporate Reports, under date of November 21, 2016, were considered and dealt with as follows:

Item No. R250 Award of Contract No. 1220-040-2016-106: Sanitary Sewer Small Diameter Pipe Reline Program
File: 2320-20 (Sewer Reline)

The General Manager, Engineering submitted a report concerning the award of Contract 1220-040-2016-106. Tenders were received as follows:

<i>Contractor</i>	<i>Tendered Amount with GST</i>	<i>Corrected Amount</i>
1. Mar-Tech Underground Services Ltd.	\$514,027.87	no change
2. Superior City Services Ltd.	\$530,565.00	no change

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

It was

Moved by Councillor Gill
Seconded by Councillor Martin
That Council:

- 1. Award Contract 1220-040-2016-106 to Mar-Tech Underground Services Ltd. in the amount of \$514,027.87, including applicable taxes, to carry out the Sanitary Sewer Small Diameter Pipe Reline Program at the locations illustrated in Appendix "I";
- 2. Set the expenditure authorization limit for Contract 1220-040-2016-106 at \$565,500.00, including applicable taxes and contingency; and

3. Authorize the General Manager, Engineering to execute Contract
1220-040-2016-106.

RES.R16-2733

Carried

Item No. R251 Proposed Lease Agreement with Uncle Fatih's Pizza Ltd.
File: 0930-30/147

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

It was

Moved by Councillor Gill
Seconded by Councillor Martin

That Council approve the execution by the appropriate City officials of a lease agreement with Uncle Fatih's Pizza Ltd. to occupy the City-owned building at Unit 111/113 – 10277 City Parkway as generally illustrated in Appendix "I" attached to Corporate Report R251, subject to compliance with the notice provisions under Sections 26 and 94 of the Community Charter, SBC, 2003, Chap. 26.

RES.R16-2734

Carried

Item No. R252 Design for 2017 Public Art Street Banners
File: 2240-20/PA

The General Manager, Parks, Recreation and Culture submitted a report to provide Council with background information on the City's Public Art Street Banner Program, and to obtain Council approval to contract an artist to undertake this public art project.

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 Villeneuve
That Council:

1. Receive Corporate Report R252 as information; and
2. Authorize staff to contract the annual commission of a new design with artist Sandeep Johal for the City's 2017 public art street banners, as generally described in Corporate Report R252.

RES.R16-2735

Carried

Item No. R253 Regional Food System Action Plan
File: 0540-30

The General Manager, Planning and Development submitted a report to provide Surrey City Council with the opportunity to endorse the 2016 Regional Food System Action Plan, acknowledge how Surrey has already been contributing regionally to a sustainable food system, continue to support upcoming projects that will work toward supporting a

regional food system, and designate staff to coordinate between Lower Mainland municipalities to continue to support and expand food system sustainability.

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

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

1. Receive Corporate Report R253 as information;
2. Endorse the 2016 Regional Food System Action Plan (Appendix "I") as a collaborative approach through which local governments can jointly advance a sustainable, resilient, and healthy regional food system;
3. Acknowledge the consolidation into the Action Plan of food system actions already endorsed by or planned for implementation by Surrey; and
4. Direct staff to explore applicable new collaborative actions in conjunction with other local governments and Metro Vancouver as identified in the Action Plan

RES.R16-2736

Carried

Item No. R254 Plan Surrey 2013: Official Community Plan Amendment: Regional Context Statement, Urban Containment Boundary and Land Use Designations, and Fraser Sewerage Area Boundary Adjustment Application
File: 3900-20-18020 (OCP); 5340-30 (FSA)

Note: See Bylaw No. 18928 under Section H.

The General Manager, Planning and Development and the General Manager, Engineering submitted a report to amend Surrey's Official Community Plan and Regional Context Statement, to gain support from Council to forward the Regional Context Statement amendment to the Metro Vancouver Board for consideration and, subject to Metro Vancouver approving the Regional Context Statement amendment. The intent of this report is to also gain support from Council to forward an application to the Greater Vancouver Sewerage and Drainage District Board to amend the Fraser Sewerage Area boundary. By supporting the application to the Greater Vancouver Sewerage and Drainage District Board at this time, Council will only need to consider the merits of this application once, which will reduce the approval process time for the applicant.

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

It was

Moved by Councillor Gill
Seconded by Councillor Martin
That Council:

1. Receive Corporate Report R254 as information;
2. Amend Surrey Official Community Plan Bylaw 2013, No. 18020, as described in Corporate Report R254 and documented in Appendix "I";
3. Amend Surrey Official Community Plan, Regional Context Statement, Bylaw 2013, No. 18020 as described in Corporate Report R254 and as documented in Appendix "II";
4. Instruct the City Clerk to bring forward the Official Community Plan amendment Bylaw for the required readings and to set a date for the required Public Hearing;
5. Upon Council granting Third Reading to the Official Community Plan amendment as documented in Appendix "II", instruct staff to submit a Regional Context Statement amendment application to the Metro Vancouver Board for approval, as identified in the Regional Growth Strategy and Section 44 8 of the *Local Government Act*;
6. Subject to the Metro Vancouver Board approving Surrey's amended Regional Context Statement, instruct the City Clerk to bring the Official Community Plan amendment forward for final adoption; and
7. Subject to the Metro Vancouver Board approving Surrey's amended Regional Context Statement as documented in Appendix "II":
 - (a) endorse an application to the Greater Vancouver Sewerage and Drainage District (GVS&DD) Board for the inclusion of that portion of Section 21, Township 7, Plan 13275, NWD, Lot S 1/2 A, part NW 1/4, OKA "1" (2919 188 Street) and that portion of Section 21, Township 7, Plan 5316, NWD, Parcel N 1/2 A, Part NW 1/4, N 1/2 of Parcel A Except Plan 13275 (2967 188 Street) shown in Appendix "III", into the GVS&DD Fraser Sewerage Area (FSA); and
 - (b) direct staff to forward the application to the GVS&DD Board for consideration.

RES.R16-2737

Carried

H. BY-LAWS AND PERMITS

BUSINESS ARISING OUT OF THE PUBLIC HEARING

- 1. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18953"
7916-0068-00 – 0823207 B.C. Ltd. (Director Information: Satnam Shoker)
c/o Pacific Land Group (Christopher Correia)
A-1 to CD - 18718 – 28 Avenue - to subdivide into 14 business park lots and 1 park lot.

Approved by Council: November 7, 2016

It was Moved by Councillor Woods
 Seconded by Councillor Villeneuve
 That Application No. 7916-0068-00
 be referred back to staff to address concerns raised during the Public Hearing.

RES.R16-2738

Carried
 with Councillor Gill opposed

Council noted that based on the comments received during the Public Hearing portion of the meeting, the project it is not supported by members the Community and further discussion and Public Consultation is required.

Council further noted that the layout could better address the pinch-points. Public Consultation and tree retention should be reviewed. Clear direction is needed when an RC is in place, how it can be protected.

Councillor Gill noted that based on his review, the project successfully meets the conditions as set out in the bylaw, experts have reviewed the plan, it is compliant and he is supportive of this Application.

- 2. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18954"
7915-0443-00 – You Xue
c/o WSP Canada Inc. (Clarence Arychuk)
RA to RF, RF-13 and RF-12 – Portion of 16688 – 18 Avenue - to subdivide into 18 single family lots and 1 park lot.

Approved by Council: November 7, 2016

It was Moved by Councillor Gill
 Seconded by Councillor Martin
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2016, No. 18954" pass its third reading.

RES.R16-2739

Carried
 with Councillor Woods opposed

3. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18952"
7916-0339-00 – Charanjit Sangha
c/o Coastland Engineering & Surveying Ltd. (Mike Helle)
RA to CD – 9405 – 160 Street - to subdivide into 2 single family lots.

Approved by Council: November 7, 2016

It was Moved by Councillor Hayne
Seconded by Councillor Martin
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2016, No. 18952" pass its third reading.

RES.R16-2740

Carried

4. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18951"
7916-0238-00 – Margarete Wacker
c/o Coastland Engineering & Surveying Ltd. (Mike Helle)
RA to RF - 6189 – 190 Street - to subdivide into 12 single family lots.

Approved by Council: November 7, 2016

It was Moved by Councillor Hayne
Seconded by Councillor Martin
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2016, No. 18951" pass its third reading.

RES.R16-2741

Carried

Council requested staff consider installation of sidewalks in the area to make the roadways safer for pedestrians.

PERMITS - APPROVALS

5. **Development Variance Permit No. 7916-0209-00**
7916-0209-00 – David and William Coote
c/o Cypress Land Services Inc. (Tawny Verigin)
3301 – 184 Street

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

- (a) In Sub-section A.1.(a)ii.b. of Part 4 General Provisions, the maximum height of a telecommunications tower is increased from 12 metres (40 ft.) to 45 metres (148 ft.).

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. 7916-0209-00 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.R16-2742

Carried

6. Development Variance Permit No. 7916-0500-00

7916-0500-00 – Katheren and Gordon Ruffo
 c/o Gabor Toth
 16591 – 80 Avenue

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

- (a) In Section F of Part 12 One-Acre Residential Zone (RA), the minimum front
 yard setback for an accessory building greater than 10 square metres
 (108 sq. ft.) in size is reduced from 18 metres (60 ft.) to 15.5 metres (51 ft.).

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. 7916-0500-00 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.R16-2743

Carried

7. Development Variance Permit No. 7915-0238-00

7915-0238-00 – 0875510 B.C. Ltd. (Director Information: Jarnail Singh Dhaliwal
 and Amrik Sahota
 c/o WSP Group Canada (Dexter Hirabe)
 6292 – 148 Street

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

- (a) In Subsection F. Yards and Setbacks of Part 17A Single Family Residential
 (12) Zone (RF-12) the minimum lot depth is reduced from 22.0 metres
 (72 ft.) to 11.4 metres (37 ft.) for Lot 1;
- (b) In Subsection F. Yards and Setbacks of Part 17A Single Family Residential
 (12) Zone (RF-12) the minimum rear yard setback is reduced from
 7.5 metres (25 ft.) to 2.0 metres (7 ft.) for Lot 1; and

- (c) In Part 7A Streamside Protection of Surrey Zoning By-law, No. 12000, the minimum distance from the top of bank for a Natural Class B Stream is reduced from 15 metres (50 ft.) to 8.8 metres (29 ft.), measured to the east lot line of proposed Lot 1.

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. 7915-0238-00 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.R16-2744

Carried

- 8. Development Variance Permit No. 7916-0444-00**
 7916-0444-00 – Gunpreet and Kuldeep Brar
 c/o Kuldeep Brar
 5355 – 168 Street

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

- (a) In Section F of Part 10 General Agriculture Zone (A-1), the minimum side (south) yard setback is reduced from 15 metres (50 ft.) to 4.87 metres (15.75 ft.) for a farm building; and
- (b) In Section F of Part 10 General Agriculture Zone (A-1), the minimum side (north) yard on a flanking street setback is reduced from 30 metres (100 ft.) to 26 metres (85 ft.) for a farm building

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

- * Memo received from Planning and Development advising that all outstanding conditions have been met, and that the permit is in order for issuance.

It was Moved by Councillor Gill
 Seconded by Councillor Martin
 That Development Variance Permit
 No. 7916-0444-00 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.R16-2745

Carried

PERMITS – SUPPORT

9. **Development Variance Permit No. 7915-0299-01**
7915-0299-01 – Ram, Perry, Jatinder Gandham and Nafisa Ali
c/o McElhanney Consulting Services Ltd. (James Pernu)
16927 Greenway Drive

To reduce the minimum setback distance for a "Natural Class A Stream" from 30 metres (98 ft.) measured from top-of-bank to 8 metres (26 ft.) for proposed Lots 1 to 4 in order to permit a subdivision into 4 single family lots and 1 open space lot.

The associated application is at Third Reading and is awaiting final approval. Text Amendment Bylaw No. 18809, which incorporates new streamside protection regulations was recently adopted, resulting in the requirement for this variance.

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. 7915-0299-01 be supported and that staff be authorized to bring the Permit forward for issuance and execution by the Mayor and City Clerk in conjunction with final adoption of the related rezoning bylaw.

RES.R16-2746

Carried

10. **Development Variance Permit No. 7916-0011-01**
7916-0011-01 – Dawson & Sawyer Developments (Douglas) Ltd.
c/o Dawson & Sawyer (Sam Hooge)
138, 156 – 171 Street and 111, 141 – 172 Street

To reduce the minimum setback distance for a "Natural Class B Stream" from 15 metres (50 ft.) measured from top-of-bank to 10 metres (33 ft.) in order to permit a 93 unit townhouse development.

The associated application is at Third Reading and is awaiting final approval. Text Amendment Bylaw No. 18809, which incorporates new streamside protection regulations was recently adopted, resulting in the requirement for this variance.

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. 7916-0011-01 be supported and that staff be authorized to bring the Permit
 forward for issuance and execution by the Mayor and City Clerk in conjunction
 with final adoption of the related rezoning bylaw.

RES.R16-2747

Carried
 with Councillor Woods opposed

- 11. Development Variance Permit No. 7916-0486-00**
 7916-0486-00 – Ravjot, Ekamjot, Paramjit and Harjinderpal Nagra
 c/o Harjinder Nagra
 13721 – 56B Avenue

To reduce the east side yard setback from 4.5 metres (15 ft.) to 3.0 metres (10 ft.)
 and the west side yard setback on a flanking street from 7.5 metres (25 ft.) to
 6.1 metres (20 ft.). The variance will allow future construction of a new single
 family dwelling on a non-conforming lot.

Note: One (1) piece of correspondence received in opposition of this
 Development Variance Permit No. 7916-0486-00 at the time the agenda
 was printed.

It was Moved by Councillor Gill
 Seconded by Councillor Martin
 That Development Variance Permit
 No. 7916-0486-00 be supported and that staff be authorized to bring the Permit
 forward for issuance and execution by the Mayor and City Clerk once the
 outstanding conditions have been met.

RES.R16-2748

Carried

FINAL ADOPTION

- 12.** "Surrey Zoning Bylaw, 1993, No. 12000, Text Amendment Bylaw, 2016, No. 18899"
 3900-20-18899 – Regulatory Text Amendment
 "Surrey Zoning By-law, 1993, No. 12000", as amended, is further amended to
 correct inadvertent reductions in the permitted floor area of new homes built on
 RF-12 zoned lots subsequent to changes adopted on July 11, 2016 and to achieve
 consistency in the method of calculating floor area in small-lot zones.

Approved by Council: October 24, 2016
 Corporate Report Item No. 2016-R236

It was Moved by Councillor Gill
 Seconded by Councillor Martin
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Text Amendment Bylaw, 2016, No. 18899" be finally adopted, signed by the Mayor
 and Clerk, and sealed with the Corporate Seal.

RES.R16-2749

Carried

13. "Godwin Farm Biodiversity Preserve Park Dedication Bylaw, 2016, No. 18896"
 3900-20 – Park Dedication Bylaw
 A Bylaw to dedicate lands located at 9016 – 164, donated to the City under the
 Canadian Ecological Gifts program, as Park.

Approved by Council: November 7, 2016
 Corporate Report Item No. 2016-R242

It was Moved by Councillor Gill
 Seconded by Councillor Martin
 That "Godwin Farm Biodiversity Preserve
 Park Dedication Bylaw, 2016, No. 18896" be finally adopted, signed by the Mayor
 and Clerk, and sealed with the Corporate Seal.

RES.R16-2750

Carried

14. "Surrey Close and Remove the Dedication of Highway of a Portion of Road
 Adjacent to 7929, 8009 and 8055 – 152 Street Bylaw, 2016, No. 18897"
 3900-20-18897 – Council Initiative
 A bylaw to authorize the closure and removal of dedication of highway over
 1,542.1 square metres area of road allowance adjacent to 7929, 8009 and
 8055 - 152 Street. The proposed closure areas are intended to be consolidated with
 the adjacent properties at 7929, 8009 and 8055 – 152 Street. 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: October 3, 2016
 Corporate Report Item No. 2016-R212

The Mayor called for any persons wishing to make representations on Bylaw
 No. 18897.

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

It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Close and Remove the
Dedication of Highway of a Portion of Road Adjacent to 7929, 8009 and
8055 - 152 Street Bylaw, 2016, No. 18897" be finally adopted, signed by the Mayor
and Clerk, and sealed with the Corporate Seal.
RES.R16-2751 Carried

15. "Surrey Secondary Suite Service Fee Bylaw, 2011, No. 17356, Amendment Bylaw,
2016, No. 18929"
3900-20-18929 – Regulatory Text Amendment
"Surrey Secondary Suite Service Fee By-law, 2011, No. 17356" as amended, is further
amended to change the effective date for Service Fees from the current date of
three (3) months from application date, to six (6) months from the date of the
building permit issuance.

Approved by Council: October 24, 2016
Corporate Report Item No. 2016-R228

It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Secondary Suite Service Fee
Bylaw, 2011, No. 17356, Amendment Bylaw, 2016, No. 18929" be finally adopted,
signed by the Mayor and Clerk, and sealed with the Corporate Seal.
RES.R16-2752 Carried

16. "Waste Management Regulations and Charges Bylaw, 2015, No. 18412, Amendment
Bylaw, 2016, No. 18930"
3900-20-18930 – Regulatory Text Amendment
"Waste Management Regulations and Charges Bylaw, 2015, No. 18412" as amended,
is further amended to change the effective date for Service Fees from the current
date of three (3) months from application date, to six (6) months from the date of
the building permit issuance.

Approved by Council: October 24, 2016
Corporate Report Item No. 2016-R228

It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Waste Management Regulations and
Charges Bylaw, 2015, No. 18412, Amendment Bylaw, 2016, No. 18930" be finally
adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.
RES.R16-2753 Carried

INTRODUCTIONS

- 17. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Text Amendment Bylaw, 2016, No. 18928"
3900-20-18928 – Regulatory Text Amendment
"Surrey Official Community Plan Bylaw, 2013, No. 18020", as amended, is further amended in Figure 3 to change the Land Use Designation for areas shown from Agricultural to Mixed Employment and in Figure 51 to change the Land Use Designation for areas shown from Rural to Mixed Employment and to amend the Regional Growth Strategy Land Use Designation Urban Containment Boundary.

Approved by Council: November 21, 2016
Corporate Report Item No. 2016-R254

Earlier in the meeting, Council approved the recommendations of Corporate Report Item No.2016-R154. Bylaw No. 18928 is therefore in order for consideration.

RES.R16-2754	It was	Moved by Councillor Gill Seconded by Councillor Martin That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Text Amendment Bylaw, 2016, No. 18928" pass its first reading. <u>Carried</u>
--------------	--------	--

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

RES.R16-2755	It was	Moved by Councillor Gill Seconded by Councillor Martin That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Text Amendment Bylaw, 2016, No. 18928" pass its second reading. <u>Carried</u>
--------------	--------	---

RES.R16-2756	It was then	Moved by Councillor Gill Seconded by Councillor Martin That the Public Hearing on "Surrey Official Community Plan Bylaw, 2013, No. 18020, Text Amendment Bylaw, 2016, No. 18928" be held at the City Hall on December 5, 2016, at 7:00 p.m. <u>Carried</u>
--------------	-------------	---

I. CLERK’S REPORT

- 1. **2016 Council Meeting Schedule**
File: 0550-20-01

Council is requested to approve amendments to the 2016 Council Meeting Schedule to accommodate the Finance Committee presentation of the 2017-2021 Operating Five Year Financial Plan and the addition of a Special Regular Council meeting to accommodate finalizing a number of bylaws before year end.

The amended schedule will add the meeting date of December 12, 2016 for the Finance Committee meeting and December 21, 2016 for the Special Regular Council meeting.

It was Moved by Councillor Hayne
Seconded by Councillor Villeneuve
That Council approve amendments to the 2016 Council Meeting Schedule to include a meeting date of December 12, 2016 for the Finance Committee meeting and December 21, 2016 for the Special Regular Council meeting.

RES.R16-2757 Carried

J. NOTICE OF MOTION

K. OTHER BUSINESS

- 1. Fraser Valley Heritage Railway Society (FVHRS) - Car Barn Expansion
File: 0250-20

Council noted a request was received from the FVHRS requesting additional funding in order to support a "car barn expansion" initiative.

Mayor Hepner requested staff to provide a Corporate Report outlining what the City of Surrey has granted, to-date in terms of funding for various FVHRS initiatives since the inception of the project.

L. ADJOURNMENT

It was Moved by Councillor Gill
Seconded by Councillor Woods
That the November 21, 2016 Regular Council
- Public Hearing meeting be adjourned.

RES.R16-2758 Carried

The Regular Council - Public Hearing meeting adjourned at 9:52 p.m.

Certified correct:


Jane Sullivan, City Clerk


Mayor Linda Hepner