

**Present:**

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

**Absent:**

Councillor Steele

**Staff Present:**

City Manager  
City Clerk  
Deputy City Clerk  
General Manager, Planning & Development  
General Manager, Engineering  
General Manager, Finance  
Acting General Manager, Parks, Recreation and Culture  
General Manager, Corporate Services  
Director, Corporate Reports and Strategic Initiatives  
Manager, Area Planning & Development, North Division  
Manager, Area Planning & Development, South Division  
Manager, Land Development, Engineering  
Deputy City Solicitor

It was

Moved by Councillor Villeneuve  
Seconded by Councillor Gill  
That the agenda be varied to bring forward

Corporate Report R194 prior to the Public Hearing portion of the agenda.  
RES.R17-2576

Carried

**G. CORPORATE REPORTS**

**Item No. R194** Award of Contract for the Construction of Surrey Museum  
Expansion – Phase 2  
File: 0760-20 (Surrey Museum Expansion)

The General Manager, Planning & Development submitted a report to obtain Council's approval to award a contract related to the construction of Phase 2 work associated with the Surrey Museum Expansion to Heatherbrae Builders Co Ltd.

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

Council expressed appreciation to the Friends of the Museum and Surrey Historical Society for their assistance and support of the museum expansion. It was noted that Federal and Provincial funding has been secured for the project and the site will be designated as a heritage site.

It was

Moved by Councillor Villeneuve  
Seconded by Councillor Martin  
That Council:

1. Receive Corporate Report R194 as information;

2. Approve the award of a contract in the amount of \$7,894,006 excluding GST to Heatherbrae Builders Co. Ltd. for the construction of Phase 2 work related to the Surrey Museum Expansion, as generally described in this report; and
  3. Authorize an expenditure authority for this contract of \$8,200,000 excluding GST.
- RES.R17-2577 Carried

#### A. ADOPTION OF MINUTES

##### 1. Regular Council - July 27, 2017

It was Moved by Councillor Gill  
Seconded by Councillor Martin  
That the minutes of the Regular Council  
meeting held on July 27, 2017, be adopted.

RES.R17-2578 Carried

#### B. DELEGATIONS - PRESENTATION

##### 1. K. Jane Watt, Author and Ryan Gallagher, Manager Heritage Services Surrey Legacy Book Project File: 7800-01

**Note:** See Corporate Report 2017-R188 under Section G

The delegation appeared before Council to provide a presentation regarding the Surrey Legacy Book Project and highlighted the following information:

- The book is based on two principles:
  1. That Surrey is a place to be proud of and a great place to call home; and
  2. That history is here, and the history is long and rich.
- The book contains the voices of citizens speaking about their experiences living in Surrey.
- The book has been extended to include information regarding the present to demonstrate the change in Surrey's demographic.

Council expressed appreciation to the following for their support of the Surrey Legacy Book Project: the Surrey Heritage Advisory Commission, the Surrey Historical Society, K. Jane Watt, Ryan Gallagher, Manager of Heritage Administration and Facilities, Laurie Cavan, General Manager of Parks, Recreation and Culture, and all the citizens who contributed their stories.

**B. DELEGATIONS – PUBLIC HEARING**

1. **Surrey Official Community Plan Amendment Bylaw No. 19338**  
**Surrey Zoning Amendment Bylaw No. 19339**  
**Application: 7913-0243-00**

CIVIC ADDRESS: 9292 – 162A Street

APPLICANT: Sukhwant and Kuljeet Saran  
c/o Citiwest Consulting Ltd. (Natalie Pullman)

PURPOSE: The applicant is seeking to redesignate the property from Suburban to Urban and rezone the property from Half-Acre Residential to Single Family Residential. The applicant is proposing to subdivide the property into 2 single family lots and retain the existing house on proposed Lot 1.

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.

2. **Surrey Zoning Amendment Bylaw No. 19340**  
**Application: 7916-0211-00**

CIVIC ADDRESS: 6248 and 6262 – 150 Street

APPLICANT: 25 Sullivan 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 (12) and Single Family Residential (13). The applicant is proposing to subdivide the site into 25 single family small lots (5 RF-12 and 20 RF-13).

In addition, a development variance permit is being sought to reduce the minimum lot depth of proposed Lots 6, 7, 13, 14, 15, 16, 17 and 18 in order to achieve an efficient lot layout and accommodate the road configuration.

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

K. Arora, 149 Street and 63 Avenue: The delegation expressed the following concerns regarding the application: 1. There is inadequate street lighting and the area is unsafe at nighttime. 2. Residents park on both sides of 62 Avenue, leading to congestion. 3. Improvements to the sidewalks are required.

In response to the delegation's concerns, staff advised that the developer will address upgrades to sidewalks, lighting and road expansion along the property's frontage.

D. Jack, President, Surrey Environmental Partners: The delegation noted that 92 mature trees will be removed. The 42 new trees that are proposed to be replanted will require approximately 40 years before they provide the same benefit to the community that the existing trees provide.

Concerned Resident, 151st Street and 63 Avenue: The delegation expressed concerns regarding traffic, parking and the local schools' ability to accommodate additional students.

Concerned Resident: The delegation expressed concerns regarding density, privacy, noise, transportation, and the impact on quality of life for residents.

Concerned Resident: The delegation expressed concern for the local school's ability to accommodate additional students. The delegation suggested that the application could be postponed until a new school is built in order to accommodate additional students.

M. Kompter, Hub Engineering Inc. (agent on behalf of the application): The agent provided the following information: 1. The application is in compliance with the local Neighbourhood Concept Plan (NCP). 2. The proposed lots would be largest in the neighbourhood to address density issues. 3. The application proposes fewer lots than would be permitted as per the NCP. The NCP would permit RF 10 (Townhomes) zoning; however, the applicant decided to move forward with a RF13 zoning. 4. The NCP proposes two cul-de-sacs on the site, however, a through road has been proposed in order to provide additional parking and better traffic flow. 5. The applicant would complete and upgrade new roads for the development. 6. The peacock habitat is located on a different site and would not be disturbed as part of this application. 7. The trees located onsite are in poor condition as per the arborist report.

In response to questions from Council, the agent advised that the application could be a single phase project, and that it would take one to two years before residents would be able to move in.

There was correspondence on table from:

NAME	FOR	AGAINST	CONCERN
J. Beeson and R. Finlay		X	

**3. Surrey Zoning Amendment Bylaw No. 19343  
Application: 7915-0425-00**

CIVIC ADDRESS: 14451, 14467, 14483 and 14511 - 64 Avenue

APPLICANT: 1051980 B.C. Ltd. (Director Information: Sanveer Shoker)  
c/o Barnett Dembek Architects Inc. (Maciej Dembek)

**PURPOSE:** The applicant is seeking to rezone the site from One-Acre Residential and Comprehensive Development (By-law No. 15443) to Neighbourhood Commercial and Multiple Residential (30). The applicant is proposing to develop 2 single-storey multi-tenant commercial buildings and 45 townhouse units. The Streamside Protection Area will be conveyed to the City for conservation purposes.

In addition, a development variance permit is being sought to reduce various setbacks, allow 2 visitor parking spaces within the minimum front yard (south) setback and reduce the minimum setback requirement from top-of-bank for a Class A watercourse from 30 metres (98 ft.) to 13 metres (43 ft.) at the closest point for the townhouse development. The applicant is also proposing reduced setbacks on the east and south sides of the commercial development. These variances will help achieve an efficient site plan.

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 expressed concern for the local school's ability to accommodate additional students. The delegation suggested that the application could be postponed until a new school is built in order to accommodate additional students.

**4. Surrey Zoning Amendment Bylaw No. 19342  
Application: 7916-0156-00**

**CIVIC ADDRESS:** 2735 - 144 Street

**APPLICANT:** Rajinder Lally  
c/o H.Y. Engineering Ltd. (Lori Joyce)

**PURPOSE:** The applicant is seeking to rezone the property from One-Acre Residential to Half-Acre Residential. The applicant is proposing to subdivide the property 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 Official Community Plan Amendment Bylaw No. 19344  
Surrey Zoning Amendment Bylaw No. 19345**

**Application: 7914-0213-00**

CIVIC ADDRESS: 18115, 18147 and 18253 – o Avenue

APPLICANT: Hazelmere Golf and Tennis Club Ltd. and Lapierre Holdings Ltd. c/o Aplin & Martin Consultants Ltd. (Maggie Koka)

PURPOSE: The applicant is seeking to redesignate a portion of the site from Agricultural to Suburban and rezone portions of the site from General Agriculture to Quarter-Acre Residential, General Agriculture to Golf Course Zone and Golf Course Zone to General Agriculture.

The applicant is proposing to create 145 single family lots, several park lots and 1 agricultural lot on the site. The southern portion of the site will contain the single family lots and several park lots. An ALR inclusion is proposed to include a portion of 18115 – o Avenue into the agricultural lot. Riparian area and habitat ponds within that lot will be conveyed to the City for conservation purposes.

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

G. Breaks, 179th Street and o Avenue: The delegation spoke in favour of the application; however, concerns were expressed for traffic flow, and the delegation requested an opportunity to provide input to the developer.

J. Cooke, Acting President, The Little Campbell River Watershed Society: The delegation provided the following comments: 1. It appears that the developer intends to create a first-class development; however, assurances were requested that the developer follow through on the promises made to the community, and that the development that is being proposed is built, even if the property changes ownership. 2. Requested an opportunity to review if the culverts of the watercourses in existing portions of the property meet current environmental standards. 3. Expressed concerns regarding the length of sewage pumping required, and questioned if there will be a backup system in the event of a large storm or power outage. 4. Suggested that a Local Area Plan be developed.

In response to questions from Council, the delegation provided the following information: 1. High density land use in the area would impact local rivers such as Little Campbell River. 2. Representatives from Aplin & Martin and Envirowest Consultants Inc. have met with representatives from The Little Campbell River Society to review property features that are to be retained, restored and/or improved. 3. The applicant has pledged to continue working with The Little River Society and local First Nations. 4. The success of the agricultural portion of the property would depend on how the farmland is utilized. It was suggested that the agricultural portion could be used a community garden area.

M. Stuart, President, Westcoast Golf Group: The delegation noted the following comments: 1. The applicant does not intend to add additional homes to the project since the golf course is located in the Agricultural Land Reserve. 2. The intent of the project is to create a community in the area. 3. The applicant has attempted to include all stakeholders who could provide input to the project. 4. The applicant guarantees the promises that are outlined as part of the proposal.

F. Fourchalk, General Manager, Hazelmere Golf and Tennis Club: The delegation noted that Hazelmere Golf and Tennis Club is a substantial employer in the area, and provides a venue for charities and fundraisers. The delegation suggested that the proposal would assist to financially sustain the golf course.

D. Young, Sources Community Resources Society: The delegation noted that Hazelmere Golf Course supports local businesses and provides a meeting place for organizations.

G. Jeffries, 34th Avenue and 184th Street: The delegation expressed the following concerns: 1. The project is too dense for the area. 2. The extensive infrastructure required from 2nd to 5th Avenue would be invasive and pose a risk to the water quality for local farmers. 3. A Local Area Plan with consideration for the A-1 zoned properties is required. 4. The existing rural roads cannot accommodate additional vehicle traffic. As there are no sidewalks or transit services in the area, residents rely on vehicles for transportation. 5. Local schools cannot accommodate additional students, and no new schools are anticipated in the area for at least three years. 6. The area is the last rural heritage site in Surrey with active farming functions. 7. The property is located on a hill in a vulnerable watershed site. Therefore, any products used on residential pavement or lawns would run down to the watershed. 8. It was suggested that back-up power generators would be inadequate for pumping sewage in the event of a power outage. 9. The project could set a development precedent for east of 184th Street. 10. It is unclear how the portion of the property that will be included in the Agricultural Land Reserve would be farmed. 11. The delegation requested additional information as to how the development would affect local water supplies, aquifers for farming and local potable water sources.

In response to a question from Council, the delegation suggested that an orchard could grow well on a hill.

C. Povey, 2nd Avenue and 184th Street: The delegation expressed concerns regarding traffic, and the need to retain trees and green spaces.

T. Povey, 2nd Avenue and 184th Street: The delegation expressed concerns regarding the impact the development could have on rural farming, future development in the area, and salmon bearing ditches. Concerns were also expressed for the ability of local school's to accommodate additional students.

I. Povey, 2nd Avenue and 184th Street: The delegation expressed the following concerns: 1. The developer has not followed through on earlier promises made as part of the application. 2. Details of the septic system and pumping stations were not discussed with local residents. The area experiences many power outages, therefore it is likely that the pumping stations would lose power. 3. There are

traffic and safety issues. For example, 184th Street and 8th Avenue is a busy intersection with numerous accidents each month. 4. The two proposed exits from the project onto 184th Street are located on a steep hill with a blind corner. 5. The inclusion of land into the Agricultural Land Reserve does not benefit agriculture. 6. The project is too dense for the area.

C. Povey, 2nd Avenue and 185th Street: The delegation expressed concerns regarding sewage removal, impact on the water supply and traffic.

A. Huberman, Surrey Board of Trade: The delegation noted that Hazelmere Golf and Tennis Club employs approximately 300 staff, and requires innovation and solutions such as this proposal to maintain financial viability.

Concerned Resident: The delegation noted the following comments: 1. The delegation worked on the agricultural aspect of the application with the developer. 2. The intent of proposal is to demonstrate how agricultural lands can be reintroduced into the Agricultural Land Reserve (ALR) and how ALR land can work together with the environment. 3. The storm water management ponds will provide water retention, water cleansing, and a hydraulic advantage to rest of ALR for drainage. 4. It was suggested that land located underneath existing powerlines be reintroduced to the ALR since this land cannot be built on.

In response to a question from Council, the delegation advised that if the agricultural upgrades are made to the soil, it is anticipated that the area of the site provided to the ALR could be as productive as other local farming properties.

D. Jack, President, Surrey Environmental Partners: The delegation provided the following comments: 1. Improvements should be to brownfields, and not greenfields. 2. The development is located in an isolated area with no transit services, and will rely on vehicles for transportation. Therefore, air quality should be considered. 3. The project will result in a loss of habitat for food for raptors. It was suggested that hedge rows could be established to provide habitat for wildlife. 4. It was suggested that the storm water management ponds could be designed to also act as a habitat for wildlife. 5. Of 256 existing trees, 245 trees will be removed. The 363 trees to be replanted will required approximately 40 years before they can provide the community with the same benefits that the existing trees provide.

Concerned Resident: The delegation expressed concerns regarding the removal of trees and the potential increase in traffic. The delegation also questioned if Fortis BC would be able to service the site due to its size.

Representative, BC Groundwater Consultants: The delegation advised that the project aims to have no net impact on ground water or stream flows.

In response to a question from Council, the delegation advised that run-off water would be remediated in the storm water management ponds.

Concerned Resident, 175th Street and 8th Avenue: The delegation posed the following questions: 1. What assurances will be provided that the land designated for the Agricultural Land Reserve (ALR) will be made available for food production. 2. How the farming land would be parceled to farming? 3. When will



the farmland be made available for farming? 4. Will local residents be allowed to join the golf club or will they be required to pay membership fees? 5. The delegation expressed concerns that this project could increase the price of farmland due to development speculation, for building a housing community in the middle of farmland and for traffic.

In response to a question from the delegation, the applicant advised that of 72.4 acres of the property that is included in the ALR, a total of 50 acres of land will be upgraded for farming purposes.

Concerned Resident: The delegation expressed concerns regarding traffic along 8th Avenue and school capacity.

Semiahmoo First Nations Representative: The delegation expressed support for the proposal, noting appreciation for the applicant's inclusion with local first nations, and providing opportunities to enhance and protect the area.

M. Koka, Aplin and Martin Consulting (agent on behalf of the application): The agent provided the following information: The property includes 72 acres that will remain in the Agricultural Land Reserve (ALR). Of that 72 acres, 29.4 acres is the golf course, and 10.7 acres will be rezoned the A-1 for farming purposes. 56% of the site will remain in the ALR. 2. The remaining site has 2.7 units per acre and includes three acres of park space and 7.8 acres of natural area. The park space and natural areas have been implemented along the ALR land to help fortify the boundary. 3. Existing historical ditches will be consolidated into storm water management ponds. The storm water management ponds will improve the water quality and fish habitat of Kuhn Creek. 4. Soil improvements will be made and drain tiles will be installed so that the land is farmable. 5. Trees located on the ALR property will not be removed. Of 74 existing trees on the development portion of the site, 67 will be removed. 518 trees located in the open space will be retained. A total of 317 trees will be replanted. 6. The portion of the property containing waterways will be subdivided and provided to the City. 7. The developer is committed to providing a pedestrian connection to the golf course. 8. A traffic consultant has been retained. 9. Hazelmere Golf Course is committed to the project, and is the major stakeholder of the project.

In response to questions from Council, the agent provided the following information: 1. The specific details of sewage removal would be addresses through a sanitary sewer agreement with the City. The developer will pay for the infrastructure, and then the infrastructure will be conveyed to the City as an asset. The sewage infrastructure will be sized specifically for this development. 2. Prior to the farmland becoming available, the developer will enter into a P-15 agreement with the City, and then seek a Water Act Approval from the Provincial government. Then the developer will upgrade the farmland, and it will be made available for farming. 3. The developer is working to address sightline issues along o Avenue and 184th Street. 4. The pump stations will have storage wells in the event of a power outage. 5. Odor issues associated with pump stations generally occur when there are fewer homes using the sewage pumps, as waste moves slower through the pumps. Odor controls will be implemented to address this issue.

In response to a question from Council, the applicant advised that homeowners in the development would not be required to join the golf course.

Concerned Resident: The delegation expressed concerns regarding the trees that will be removed as per the application, and the impact the development could have on aquifers. The delegation requested a report regarding how the development will affect the aquifers in the area.

There was correspondence on table from:

NAME	FOR	AGAINST	CONCERN
C. LaPierre	X		
J. Thompson	X		
S. and B. Phillips			X
K. Breaks, D. Breaks and B. Flessa	X		
G. Hogg	X		
S. Hindmarch		X	
S. Shaw	X		
B. Coote		X	
Hazelmere Valley Community		X	

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

NAME	FOR	AGAINST	UNDECIDED
S. Stew	X		
L. Launieto	X		
J. H.	X		
Jun	X		
T. McNeice		X	
C. McNeice		X	
M. McFadden		X	
W. Jefferies		X	
M. Jefferies		X	
G. Jefferies		X	
S. Arramenko	X		
N. Kalishnikoff	X		
G. Kalishnikoff	X		

## 6. Surrey Zoning Text Amendment Bylaw No. 19334

**PURPOSE:** "Surrey Zoning By-law, 1993, No. 12000", as amended, is further amended to insert a new single family zone Part 15C, Quarter Acre Residential Zone (RQ Zone) to regulate the development of suburban lots at a density of 10 units per hectare as described in Corporate Report No. 2017-L002.

The Notice of the Public Hearing was read by the City Clerk.

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
M. McFadden	X		
J. McFadden	X		

**7. Surrey Zoning Text Amendment Bylaw No. 19333**

**PURPOSE:** "Surrey Zoning By-law, 1993, No. 12000", as amended, is further amended in Parts 14 (RH Zone), 15 (RH-G Zone), 15A (RC Zone), 15B (RF-O Zone), 16 (RF Zone), 16A (RF-SS Zone), 17 (RF-G Zone) and 17B (RF-12C Zone) to adjust the way in which "extended height" or "open-to-below" area is calculated in order to achieve consistency with other single-family zones as described in Corporate Report No. 2017-L002.

**Note:** Planning and Development advise (see memorandum dated September 5, 2017 in back-up) that there are further housekeeping changes required to the Zoning Bylaw. As a result, public notification did not proceed and this item is out of order. A Corporate Report will be presented at a later meeting and Council will be requested to amend the bylaw, if necessary, and set a new public hearing date at that time.

**C. COMMITTEE REPORTS**

**Procedural note:** Councillor Villeneuve exited the meeting.

**1. Agriculture and Food Security Advisory Committee - July 6, 2017**

It was Moved by Councillor Starchuk  
 Seconded by Councillor Villeneuve  
 That the minutes of the Agriculture and Food Security Advisory Committee meeting held on July 6, 2017, be received.  
 RES.R17-2579 Carried

**2. Parks, Recreation & Sport Tourism Committee - July 19, 2017**

It was Moved by Councillor Hayne  
 Seconded by Councillor Gill  
 That the minutes of the Parks, Recreation and Sport Tourism Committee meeting held on July 19, 2017, be received.  
 RES.R17-2580 Carried

**D. BOARD/COMMISSION REPORTS**

**1. Board of Variance – July 12, 2017**

It was Moved by Councillor Gill  
Seconded by Councillor Hayne  
That the minutes of the Board of Variance  
meeting held on July 12, 2017, be received.

RES.R17-2581 Carried

**Procedural note:** Councillor Villeneuve re-entered the meeting.

**E. MAYOR’S REPORT**

**1. Proclamations**

Mayor Hepner read the following proclamations:

- (a) Prostate Cancer Awareness Month – September, 2017
- (b) United Way Day – September 21, 2017
- (c) Culture Days – September 29 – October 1, 2017
- (d) Big Brothers Big Sisters Month – September, 2017
- (e) Orange Shirt Day – September 30, 2017
- (f) National Seniors Day – October 1, 2017

**F. GOVERNMENTAL REPORTS**

**G. CORPORATE REPORTS**

The following Corporate Reports, under the date of September 11, 2017, were considered and dealt with as follows:

**Item No. R178** Proposed Section 220 and Section 224 (2)(f) and (h) Property Tax Exemptions for Tax Year 2018  
File: 1970-04

**Note:** See Bylaw No. 19346 under Section H.

The City Clerk 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 R178 as information;
2. Approve amendments to Corporate Policy Q-27 titled "Tax Exemption Policy" which amendments are generally described in this report and are highlighted and underlined in the version of the Policy that is attached to the report as Appendix "I"; and
3. Authorize the City Clerk to bring forward "Section 220 and 224 (2) (f) and (h) Tax Exemption Bylaw 2017, No. 19346" for the required readings.
4. Amend Items 3 and 4 of "Applications Not Renewed" to grant the permissive tax exemption to and request that staff address monies owing from these applicants separately from granting tax exemptions.

RES.R17-2582

Carried

**Item No. R179** Proposed 2018 Permissive Property Tax Exemptions for Not-For-Profit Societies and Licensed Community Care Facilities  
 File: 1970-04

**Note:** See Bylaw No. 19347 under Section H.

The City Clerk 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 R179 as information; and
2. Authorize the City Clerk to bring forward "Section 224 Tax Exemption Bylaw, 2017, No. 19347" for the required readings.

RES.R17-2583

Carried

**Item No. R180** Proposed 2018 Permissive Property Tax Exemptions for Properties Leased for the Purpose of Public Worship  
 File: 1970-04

**Note:** See Bylaw No. 19348 under Section H.

The City Clerk submitted a report to request that Council consider permissive tax exemptions pursuant to Section 224(2)(g) of the *Community Charter, S.B.C. 2003, Chap. 26* (for properties leased for Public Worship) and in accordance with the City's Tax Exemption Policy.

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

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

1. Receive this report as information; and
2. Authorize the City Clerk to bring forward "Section 224 (2) (g) Tax Exemption Bylaw, 2017, No. 19348" for the required readings.

RES.R17-2584 Carried

**Item No. R181** Proposed 2018 Permissive Property Tax Exemptions for Heritage Properties  
File: 1970-04

**Note:** See Bylaw No. 19349 under Section H.

The City Clerk 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 R181 as information; and
2. Authorize the City Clerk to bring forward "Section 225 Tax Exemption Bylaw, 2017, No. 19349" for the required readings.

RES.R17-2585 Carried

**Item No. R182** Sale of Portion of City Property Located at 16025 – 8 Avenue  
File: 0910-40/144

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 sale of a 2,050 square foot portion of City property located at 16025 – 8 Avenue (PID: 010-737-481), as generally illustrated in Appendix "I" attached to Corporate Report R182 and subject to compliance with the notice provisions of Sections 26 and 94 of the *Community Charter*, S.B.C., 2003, c. 26.

RES.R17-2586 Carried

**Item No. R183** Approval of the Sale of a Closed Portion of Road Allowance Adjacent to 12609 – 55 Avenue (Step 2)  
File: 0910-30/207

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 authorize the sale of a  
167.0 square metre (1,798 square foot) portion of closed road allowance adjacent to 12609-55 Avenue under previously approved terms for this closure and sale as outlined in Corporate Report No. 197; 2016, a copy of which is attached to Corporate Report R183 as Appendix "I".

RES.R17-2587

Carried

**Item No. R184** Surrey Newton Guildford Light Rail Transit Project Memorandum of Understanding  
File: 8740-01

The General Manager, Engineering submitted a report to present the agreement process and the Memorandum of Understanding (MOU) for the Surrey-Newton-Guildford Light Rail Transit project, as developed jointly by TransLink and City of Surrey staff for review and execution. This report outlines the key points of the MOU, with discussion on their implications, and seeks Council direction and authorization on the execution of the MOU.

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. Approve entering into a Memorandum of Understanding with TransLink for the advancement of the Surrey-Newton-Guildford Light Rail Transit project; and
2. Authorize the Mayor to execute the Memorandum of Understanding.

RES.R17-2588

Carried

**Item No. R185** Award of Contract M.S. 1217-002-11: Water Meter Installations, Testing and Maintenance  
File: 1217-002/11

The General Manager, Engineering submitted a report concerning the award of Contract M.S. 1217-002-11. Tenders were received as follows:

<b>Contractor</b>	<b>Tendered Amount with GST</b>	<b>Corrected Amount</b>
1. CORIX Utilities Inc.	\$3,284,088.67	No Change
2. Neptune Technology Group	\$4,129,822.22	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 M.S. 1217-002-11 to CORIX Utilities Inc. for a two (2) year term in an annual amount of \$3,284,088.67, including GST, for water meter installations, testing and maintenance;
  2. Set the expenditure authorization limit for Contract M.S. 1217-002-11 at \$3,6000,000.00 per year, including contingency and GST; and
  3. Authorize the General Manager, Engineering to execute Contract M.S. 1217-002-11.
- RES.R17-2589 Carried

**Item No. R186** Licence of Portions of 12562, 12584 and 12624 – 76 Avenue to Action BMX Association  
File: 0930-30/099

The General Manager, Engineering and General Manager, Parks, Recreation & Culture were 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 Licence Agreement as generally described in Corporate Report R186 with the Action BMX Association (ABA) to allow the ABA to occupy the 4 acre portion of 12562, 12584 and 12624 - 76 Avenue, as generally illustrated in Appendix "I" attached to the report, to allow the ABA to continue to operate as an outdoor BMX track facility for a 3 year period.

RES.R17-2590

Carried

**Item No. R187** Sponsorship Request – The Self Employment & Entrepreneur Development Society ("SEEDS") Business Leadership Awards  
File: 1850-20

The General Manager, Finance submitted a report to address a request that the City has received from SEEDS for a sponsorship in support of their 5th Annual Business Leadership Awards that will be held on Wednesday, October 11, 2017, at the Centre Stage in City Hall.

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



It was  
 Moved by Councillor Gill  
 Seconded by Councillor Martin  
 That Council approve, from the Council  
 Initiatives Fund, a sponsorship contribution of \$3,000 in support of the 5th Annual SEEDS  
 Business Leadership Awards which will be held on Wednesday, October 11, 2017 at Surrey  
 City Hall.

RES.R17-2591 Carried

**Item No. R188** Surrey Legacy Book Project  
 File: 7800-01

The General Manager, Parks, Recreation & Culture submitted a report to provide Council  
 with information relating to the new Surrey Legacy Book, *Surrey: A City of Stories*.

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

It was  
 Moved by Councillor Gill  
 Seconded by Councillor Martin  
 That Council receive Corporate Report R188  
 for information.

RES.R17-2592 Carried

**Item No. R189** Cloverdale Skating Club Ice Show 2018 – Funding Request  
 File: 1850-01; 8000-20

The General Manager, Parks, Recreation & Culture and General Manager, Finance  
 submitted a report to seek approval for funding from the Council Initiatives Fund in the  
 amount of \$5,000 to support the cost of the ice rental fees for the upcoming Cloverdale  
 Skating Club bi-annual 2018 Ice Show.

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

**Procedural note:** Councillor Hayne declared a conflict of interest and left the meeting at  
 10:06 p.m.

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

1. Receive Corporate Report R189 as information; and
2. Approve funding in the amount of \$5,000 from the Council Initiatives Fund to  
 support the upcoming Cloverdale Skating Club's 2018 bi-annual Ice Show as  
 generally described in the report.

RES.R17-2593 Carried

**Procedural note:** Councillor Hayne re-entered the meeting at 10:07 p.m.

**Item No. R190** Community Enhancement Partnership Program Grant Application – Mason's Cloverdale Home Furnishings Façade Enhancement Project  
File: 1850-01

The General Manager, Parks, Recreation & Culture and General Manager, Finance submitted a report to recommend Council award a CEP grant to support the Mason's Cloverdale Home Furnishings Façade Enhancement Project.

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

It was  
Moved by Councillor Gill  
Seconded by Councillor Martin  
That Council fund a grant under the  
Community Enhancement Partnership (CEP) Program of up to \$3,000 to the Mason's Cloverdale Home Furnishings Façade Enhancement Project.

RES.R17-2594

Carried

**Item No. R191** Country Woods Subdivision: Proposed OCP Amendment  
File: 6520-20 (Country Woods); 6440-01

**Note:** See Bylaw No. 19366 under Section H.

The General Manager, Planning & Development submitted a report to inform Council of the results of a survey of the owners of 93 residential lots in the Country Woods Subdivision (CWS) with regard to the neighbourhood-initiated amendment of the *Surrey Official Community Plan Bylaw, 2013, No. 18020* (OCP) General Land Use Designations from "Suburban" and/or "Suburban – Urban Reserve" to "Rural" which would have the effect of preventing further subdivision of properties within the CWS. In addition, the report seeks to obtain Council approval for an amendment to the OCP which would amend the land use designation in Figure 3 (General Land Use Designations) from "Suburban" or "Suburban – Urban Reserve" to "Rural" for the Area outlined in Appendix "I."

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

**Procedural note:** Councillor Woods declared a conflict of interest and exited the meeting at 10:07 p.m.

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

1. Receive Corporate Report R191 as information;
2. Approve an amendment to *Surrey Official Community Plan Bylaw, 2013, No. 18020* amending the land use designation in Figure 3 (General Land Use

Designations) from "Suburban" and/or "Suburban – Urban Reserve" to "Rural" for the Area outlined in Appendix "I;" and

- 3. Authorize the City Clerk to bring forward the necessary amending bylaw for the required readings and to set a date for the related public hearing.

RES.R17-2595

Carried

**Procedural note:** Councillor Woods re-entered the meeting at 10:10 p.m.

**Item No. R192**      Bylaw Amendments to Accommodate Truck Parking Facilities: Official Community Plan, Development Permit Procedures and Delegation Bylaw, and Development Application Fees Bylaw  
File: 3900-20-18020

**Note:** See Bylaw Nos. 19363/19367/19368 under Section H.

The General Manager, Planning & Development submitted a report to obtain Council approval to amend *Surrey Official Community Plan Bylaw 2013, No. 18020* (OCP), *Development Permit Procedures and Delegation Bylaw 2016, No. 18642* (the "DP Procedures and Delegation Bylaw"), and *Development Application Fees Bylaw 2016, No. 18641* (the "Fees Bylaw") in order to permit delegated authority for Development Permits (DPs) for truck parking facilities where there are no other development applications required. This delegated authority to issue such a DP would only be permitted when there is no other type of development application necessary (for example: rezoning, subdivision, variance). This is because those applications are required to be approved by Council; therefore, the truck parking facility DP would have to go to Council as well so that there is no one application being processed out of context with the other application(s) on the property. This is the same process for all other delegated authority DP types currently in use. These changes will streamline the approval and construction of truck parking facilities within Surrey.

The General Manager, Planning & 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 R192 as information;
- 2. Amend *Surrey Official Community Plan Bylaw 2013, No. 18020* as described in the report and documented in Appendix "I;"
- 3. Amend *Development Permit Procedures and Delegation Bylaw 2016, No. 18642* as described in the report and documented in Appendix "II;"
- 4. Amend *Development Application Fees Bylaw 2016, No. 18641* as described in the report and documented in Appendix "III;" and
- 5. Authorize the City Clerk to bring forward the necessary bylaws for the required readings and to set a date for the required public hearing.

RES.R17-2596

Carried

**Item No. R193** United Nations Declaration on the Rights of Indigenous People  
File: 5080-01

The General Manager, Planning & Development submitted a report to seek Council's endorsement of the United Nations Declaration on the Rights of Indigenous Peoples (UNDRIP) as the framework for reconciliation in Surrey. This responds to the Truth and Reconciliation Commission of Canada's (TRC) Call to Action #43 that calls upon Canadian governments (including the federal, provincial, territorial, and municipal governments) to fully adopt and implement UNDRIP as the framework for reconciliation.

The General Manager, Planning & 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 R193 as information; and
2. Endorse the United Nations Declaration on the Rights of Indigenous Peoples, included as Appendix "I," as the framework for the City to use in its on-going process of reconciliation with local First Nations and urban Indigenous peoples in Surrey.

RES.R17-2597

Carried

**Item No. R194** Award of Contract for the Construction of Surrey Museum  
Expansion – Phase 2  
File: 0760-20 (Surrey Museum Expansion)

This item was addressed earlier in the meeting.

## H. BY-LAWS AND PERMITS

### BUSINESS ARISING OUT OF THE PUBLIC HEARING

1. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2017, No. 19338"  
7913-0243-00 – Sukhwant and Kuljeet Saran  
c/o Citiwest Consulting Ltd. (Natalie Pullman)  
To redesignate the property at 9292 – 162A Street from Suburban to Urban.

Approved by Council: July 24, 2017

It was Moved by Councillor Gill  
Seconded by Councillor Martin  
That "Surrey Official Community Plan Bylaw,  
2013, No. 18020, Amendment Bylaw, 2017, No. 19338" pass its third reading.

RES.R17-2598

Carried

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19339"  
RH to RF – 9292 – 162A Street - to subdivide into 2 single family lots.

Approved by Council: July 24, 2017

It was

Moved by Councillor Gill

Seconded by Councillor Martin

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

Amendment Bylaw, 2017, No. 19339" pass its third reading.

RES.R17-2599

Carried

2. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19340"  
7916-0211-00 – 25 Sullivan Developments Ltd.  
c/o Hub Engineering Inc. (Mike Kompter)  
RA to RF-12 and RF-13 – 6248 and 6262 – 150 Street - to subdivide into 25 single  
family small lots (5 RF-12 and 20 RF-13).

Approved by Council: July 24, 2017

It was

Moved by Councillor Gill

Seconded by Councillor Martin

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

Amendment Bylaw, 2017, No. 19340" pass its third reading.

RES.R17-2600

Carried

With Councillor Woods opposed.

### **Development Variance Permit No. 7916-0211-00**

6248 and 6262 – 150 Street

To reduce the minimum lot depth of proposed Lots 6, 7, 13, 14, 15, 16, 17 and 18 in  
order to achieve an efficient lot layout and accommodate the road configuration.

It was

Moved by Councillor Gill

Seconded by Councillor Martin

That Development Variance Permit

No. 7916-0211-00 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.R17-2601

Carried

With Councillor Woods opposed.

3. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19343"  
7915-0425-00 – 1051980 B.C. Ltd. (Director Information: Sanveer Shoker)  
c/o Barnett Dembek Architects Inc. (Maciej Dembek)  
RA and CD (By-law No. 15443) to C-5 and RM-30 – 14451, 14467, 14483 and  
14511 – 64 Avenue - to develop 2 single-storey multi-tenant commercial buildings  
and 45 townhouse units.

Approved by Council: July 24, 2017

RES.R17-2602

It was Moved by Councillor Gill  
 Seconded by Councillor Martin  
 That "Surrey Zoning Bylaw, 1993, No. 12000,  
 Amendment Bylaw, 2017, No. 19343" pass its third reading.  
Carried  
 With Councillor Woods opposed.

**Development Variance Permit No. 7915-0425-00**

14451, 14467, 14483 and 14511 – 64 Avenue  
 To reduce various setbacks, allow 2 visitor parking spaces within the minimum front yard (south) setback and reduce the minimum setback requirement from top-of-bank for a Class A watercourse from 30 metres (98 ft.) to 13 metres (43 ft.) at the closest point for the townhouse development. The applicant is also proposing reduced setbacks on the east and south sides of the commercial development. These variances will help achieve an efficient site plan.

RES.R17-2603

It was Moved by Councillor Gill  
 Seconded by Councillor Martin  
 That Development Variance Permit  
 No. 7915-0425-00 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.  
Carried  
 With Councillor Woods opposed.

- 4. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19342"  
 7916-0156-00 – Rajinder Lally  
 c/o H.Y Engineering Ltd. (Lori Joyce)  
 RA to RH -2735 – 144 Street - to subdivide into 2 single family lots.

Approved by Council: July 24, 2017

RES.R17-2604

It was Moved by Councillor Gill  
 Seconded by Councillor Martin  
 That "Surrey Zoning Bylaw, 1993, No. 12000,  
 Amendment Bylaw, 2017, No. 19342" pass its third reading.  
Carried

- 5. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2017, No. 19344"  
 7914-0213-00 – Hazelmere Golf and Tennis Club Ltd. and Lapierre Holdings Ltd.  
 c/o Aplin & Martin Consultants Ltd. (Maggie Koka)  
 To redesignate the site at 18147, 18253 and Portion of 18115 – 0 Avenue from Agricultural to Suburban.

Approved by Council: July 24, 2017

RES.R17-2605

It was Moved by Councillor Gill  
 Seconded by Councillor Hayne  
 That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2017, No. 19344" pass its third reading.  
Carried  
 With Councillors LeFranc and Villeneuve opposed.

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19345"  
 A-1 to RQ, A-1 to CPG and CPG to A-1 – 18147, 18253 and Portion of 18115 – 0 Avenue  
 To subdivide into 145 single family lots, several park lots and 1 agricultural lot.

Approved by Council: July 24, 2017

RES.R17-2606

It was Moved by Councillor Gill  
 Seconded by Councillor Martin  
 That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19345" pass its third reading.  
Carried  
 With Councillors LeFranc and Villeneuve opposed.

- 6. "Surrey Zoning Bylaw, 1993, No. 12000, Text Amendment Bylaw, 2017, No. 19334"  
 3900-20-19334 – Regulatory Text Amendment  
 "Surrey Zoning By-law, 1993, No. 12000", as amended, is further amended to insert a new single family zone Part 15C, Quarter Acre Residential Zone (RQ Zone) to regulate the development of suburban lots at a density of 10 units per hectare.

Approved by Council: July 24, 2017  
 Corporate Report Item No: 2017-L002

RES.R17-2607

It was Moved by Councillor Gill  
 Seconded by Councillor Martin  
 That "Surrey Zoning Bylaw, 1993, No. 12000, Text Amendment Bylaw, 2017, No. 19334" pass its third reading.  
Carried

**PERMITS - APPROVALS**

- 7. **Development Variance Permit No. 7916-0514-00**  
 1062111 B.C. Ltd. (Director Information: Harbinder Athwal, Ravinder Basra, Amrik Biran and Kanwaljeet Mann)  
 c/o Hub Engineering Inc. (Mike Kompter)  
 13517 Marine Drive  
 To reduce the lot depth to allow for the proposed subdivision into 4 single family lots.

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

- (a) In Section K. Subdivision of Part 16 "Single Family Residential Zone (RF)" the minimum lot depth is reduced from 28 metres (92 ft.) to 26 metres (85 ft.) for proposed Lots 1 and 3; and
- (b) In Section K. Subdivision of Part 16 "Single Family Residential Zone (RF)" the minimum lot depth is reduced from 28 metres (92 ft.) to 26.9 metres (88 ft.) for proposed Lots 2 and 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 Hayne  
That Development Variance Permit

No. 7916-0514-00 be approved; that the Mayor and Clerk be authorized to sign the Permit; and that Council authorize the transfer of the Permit to the heirs, administrators, executors, successors, and assigns of the title of the land within the terms of the Permit.

RES.R17-2608

Carried

**8. Liquor License Amendment No. 7917-0160-00**

Surrey Centre Tower Holdings et. al  
c/o Rising Tide Consultants (Edna Lizolle)  
13483 - 103 Avenue

To allow patron participation entertainment at events and to extend closing time from 12:00 a.m. to 1:00 a.m. every night of the week. The proposed liquor license will cover all licensed areas at The Civic Hotel, which is currently under construction.

Approval to proceed: July 10, 2017

At the Regular Council – Land Use dated July 10, 2017 Council authorized the proposed Liquor License Amendment to proceed to Public Notification to solicit neighborhood feedback.

**Note:** Eight (8) pieces of correspondence received with seven in support and one in opposition of this Liquor Primary License Amendment No. 7917-0160-00 at the time the agenda was printed.

- \* Planning and Development advise (see memorandum dated September 6, 2017 in back-up) that the applicant will execute a Good Neighbour Agreement with the City to deal with any issues associated with noise, disorder, and/or other behavioural issues associated directly or indirectly with the business and/or patrons of the business.

If, after Public Notification, Council is in support of the proposed Liquor Application, it is in order for Council to pass the following resolution:



It was Moved by Councillor Gill  
 Seconded by Councillor Hayne  
 That after taking into account the following  
 criteria outlined in the attached Planning Report dated July 10, 2017:

- (a) The potential for noise if the application is approved;
- (b) The impact on the community if the application is approved;
- (c) Whether the amendments may result in the establishment operating contrary to its primary purpose; and

After undertaking Public Notification to gather the views of area residents and businesses with respect to the proposed liquor license amendment application,

Surrey City Council recommends the issuance of License No. 7917-0160-00, including the addition of Patron Participation Entertainment (live music and dancing) and an extension of hours past midnight to permit a closing time of 1:00 am every day of the week.

RES.R17-2609

Carried

#### PERMITS – SUPPORT

##### 9. Development Variance Permit No. 7916-0685-00

Waterstone Holdings No. 2 Ltd.  
 c/o WestStone Group (Victor Jeon)  
 12661 – 110 Avenue

To reduce the minimum setback distance for a "Channelized Class A Stream" from 25 metres (82 ft.) to a minimum of 10.0 metres (33 ft.) measured from top-of-bank at the northwest corner of the site in order to permit a mixed-use retail and multiple unit residential development.

It was Moved by Councillor Gill  
 Seconded by Councillor Hayne  
 That Development Variance Permit  
 No. 7916-0685-00 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.R17-2610

Carried

##### 10. Development Variance Permit No. 7915-0357-00

Paramjit, Jagdish Nijjer and Sarbjit Taggar  
 c/o H.Y. Engineering Ltd.  
 13935 and 13967 – 60 Avenue

To reduce the rear yard setback from 6.0 metres (20 ft.) to 5.4 metres (18 ft.) for proposed Lots 1 to 5 in order to allow for functional floor plans.

- \* Planning and Development advises (see memorandum dated August 23, 2017 in back-up) that it is in order for the Development Variance Permit No. 7915-0357-00 to be brought forward for an indication of support by Council.

It was Moved by Councillor Gill  
 Seconded by Councillor Hayne  
 That Development Variance Permit  
 No. 7915-0357-00 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.R17-2611

Carried  
 With Councillor Woods opposed.

**FINAL ADOPTIONS**

- 11. "Surrey Close and Remove the Dedication of Highway of a Portion of Road  
 Adjacent to 17710 – 56A Avenue and 17735 – 56 Avenue Bylaw, 2017, No. 19160"  
 3900-20-19160 – Council Initiative  
 A bylaw to authorize the closure and removal of dedication of highway over  
 116.8 square metres area of road allowance adjacent to 17710 – 56A Avenue and  
 17735 – 56 Avenue. The proposed closure area is intended to be consolidated with  
 the adjacent properties for a proposed future subdivision. 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: May 8, 2017  
 Corporate Report Item No. 2017-Ro87

The Mayor called for any persons wishing to make representations on Bylaw  
 No. 19160

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

It was Moved by Councillor Gill  
 Seconded by Councillor Hayne  
 That "Surrey Close and Remove the  
 Dedication of Highway of a Portion of Road Adjacent to 17710 – 56A Avenue and  
 17735 – 56 Avenue Bylaw, 2017, No. 19160" be finally adopted, signed by the Mayor  
 and Clerk, and sealed with the Corporate Seal.

RES.R17-2612

Carried

- 12. "Surrey Close and Remove the Dedication of Highway of a Portion of Road  
 Adjacent to 16668 – 103 Avenue Bylaw, 2017, No. 19281"  
 3900-20-19281 – Council Initiative  
 A bylaw to authorize the closure and removal of dedication of highway over  
 142.1 square metres area of road allowance adjacent to 16668 - 103 Avenue. The  
 proposed closure area is intended to be consolidated with the adjacent properties  
 for a proposed future subdivision. 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: May 29, 2017  
 Corporate Report Item No. 2017-R106

The Mayor called for any persons wishing to make representations on Bylaw No. 19281

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

It was Moved by Councillor Gill  
Seconded by Councillor Hayne  
That "Surrey Close and Remove the Dedication of Highway of a Portion of Road Adjacent to 16668 – 103 Avenue Bylaw, 2017, No. 19281" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R17-2613

Carried

- 13. "Surrey Close and Remove the Dedication of Highway of a Portion of Road Adjacent to 12642 and 12658 - 100 Avenue Bylaw, 2017, No. 19302"  
3900-20-19302 – Council Initiative  
A bylaw to authorize the closure and removal of dedication of highway over 494.2 square metres area of road allowance adjacent to 12642 and 12658 - 100 Avenue. The proposed closure area is intended to be consolidated with the adjacent properties for a proposed future subdivision. 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: June 12, 2017  
Corporate Report Item No. 2017-R119

The Mayor called for any persons wishing to make representations on Bylaw No. 19302

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

It was Moved by Councillor Gill  
Seconded by Councillor Hayne  
That "Surrey Close and Remove the Dedication of Highway of a Portion of Road Adjacent to 12642 and 12658 - 100 Avenue Bylaw, 2017, No. 19302" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R17-2614

Carried

**INTRODUCTIONS**

- 14. "Section 220 and 224(2)(f) and (h) Tax Exemption Bylaw, 2017, No. 19346"  
3900-20-19346 – Tax Exemption  
A bylaw to provide for the exemption from taxation of certain properties in the City of Surrey pursuant to Section 220 and 224 (2) (f) and (h) of the *Community Charter*.

Approved by Council: September 11, 2017  
Corporate Report Item No. 2017-R178

Earlier in the meeting, Council approved the recommendations of Corporate Report Item No.R178. The properties at 7050 – 120 Street and 7975/7990 – 123A Street were added to the Bylaw by Council. Bylaw No. 19346 is therefore in order for consideration.

RES.R17-2615 It was Moved by Councillor Gill  
Seconded by Councillor Hayne  
That "Section 220 and 224(2)(f) and (h)  
Tax Exemption Bylaw, 2017, No. 19346" pass its first reading.  
Carried

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

RES.R17-2616 It was Moved by Councillor Gill  
Seconded by Councillor Hayne  
That "Section 220 and 224(2)(f) and (h)  
Tax Exemption Bylaw, 2017, No. 19346" pass its second reading.  
Carried

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

RES.R17-2617 It was Moved by Councillor Gill  
Seconded by Councillor Hayne  
That "Section 220 and 224(2)(f) and (h)  
Tax Exemption Bylaw, 2017, No. 19346" pass its third reading.  
Carried

15. "Section 224 Tax Exemption Bylaw, 2017, No. 19347"  
3900-20-19347 – Tax Exemption  
A bylaw to provide for the exemption from taxation of certain properties in the City of Surrey pursuant to Section 224 of the *Community Charter*.

Approved by Council: September 11, 2017  
Corporate Report Item No. 2017-R179

Earlier in the meeting, Council approved the recommendations of Corporate Report Item No.R179. Bylaw No. 19347 is therefore in order for consideration.

RES.R17-2618 It was Moved by Councillor Gill  
Seconded by Councillor Hayne  
That "Section 224 Tax Exemption Bylaw,  
2017, No. 19347" pass its first reading.  
Carried

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

RES.R17-2619 It was Moved by Councillor Gill  
 Seconded by Councillor Hayne  
 That "Section 224 Tax Exemption Bylaw,  
 2017, No. 19347" pass its second reading.  
Carried

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

RES.R17-2620 It was Moved by Councillor Gill  
 Seconded by Councillor Hayne  
 That "Section 224 Tax Exemption Bylaw,  
 2017, No. 19347" pass its third reading.  
Carried

- 16. "Section 224 (2) (g) Tax Exemption Bylaw, 2017, No. 19348"  
 3900-20-19348 – Tax Exemption  
 A bylaw to provide for the exemption from taxation of certain properties in the  
 City of Surrey pursuant to Section 224 (2) (g) of the *Community Charter*.

Approved by Council: September 11, 2017  
 Corporate Report Item No. 2017-R180

Earlier in the meeting, Council approved the recommendations of Corporate Report Item No.R180. Bylaw No. 19348 is therefore in order for consideration.

RES.R17-2621 It was Moved by Councillor Gill  
 Seconded by Councillor Hayne  
 That "Section 224 (2) (g)  
 Tax Exemption Bylaw, 2017, No. 19348" pass its first reading.  
Carried

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

RES.R17-2622 It was Moved by Councillor Gill  
 Seconded by Councillor Hayne  
 That "Section 224 (2) (g)  
 Tax Exemption Bylaw, 2017, No. 19348" pass its second reading.  
Carried

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

RES.R17-2623 It was Moved by Councillor Gill  
 Seconded by Councillor Hayne  
 That "Section 224 (2) (g)  
 Tax Exemption Bylaw, 2017, No. 19348" pass its third reading.  
Carried

17. "Section 225 Tax Exemption Bylaw, 2017, No. 19349"  
3900-20-19349 – Tax Exemption  
A bylaw to provide for the exemption from taxation of certain properties in the City of Surrey pursuant to Section 225 of the *Community Charter*.

Approved by Council: September 11, 2017  
Corporate Report Item No. 2017-R181

Earlier in the meeting, Council approved the recommendations of Corporate Report Item No. R181. Bylaw No. 19349 is therefore in order for consideration.

It was Moved by Councillor Gill  
Seconded by Councillor Hayne  
That "Section 225 Tax Exemption Bylaw,  
2017, No. 19349" pass its first reading.  
RES.R17-2624 Carried

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

It was Moved by Councillor Gill  
Seconded by Councillor Hayne  
That "Section 225 Tax Exemption Bylaw,  
2017, No. 19349" pass its second reading.  
RES.R17-2625 Carried

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

It was Moved by Councillor Gill  
Seconded by Councillor Hayne  
That "Section 225 Tax Exemption Bylaw,  
2017, No. 19349" pass its third reading.  
RES.R17-2626 Carried

18. "Subdivision & Development Bylaw, 1986, No. 8830 Amendment Bylaw, 2017 No. 19365"  
3900-20-19365 – Regulatory Bylaw Text Amendment  
"Subdivision & Development By-law, 1986, No. 8830", as amended, is further amended in Schedule A to introduce the City Centre Supplementary Standard Drawings that will form a part of the City's Engineering Design Criteria Manual and Standard Construction Documents.

Approved by Council: July 24, 2017  
Corporate Report Item No. 2017-R176

It was Moved by Councillor Gill  
Seconded by Councillor Hayne  
That "Subdivision & Development Bylaw,  
1986, No. 8830 Amendment Bylaw, 2017 No. 19365" pass its first reading.  
RES.R17-2627 Carried

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

RES.R17-2628

It was	Moved by Councillor Gill Seconded by Councillor Hayne That "Subdivision & Development Bylaw, 1986, No. 8830 Amendment Bylaw, 2017 No. 19365" pass its second reading. <u>Carried</u>
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The said By-law was then read for the third time.

RES.R17-2629

It was	Moved by Councillor Gill Seconded by Councillor Hayne That "Subdivision & Development Bylaw, 1986, No. 8830 Amendment Bylaw, 2017 No. 19365" pass its third reading. <u>Carried</u>
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- 19. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Text Amendment Bylaw, 2017, No. 19366"  
3900-20-19366 – Regulatory Text Amendment  
"Surrey Official Community Plan Bylaw, 2013, No. 18020" as amended is further amended in "Figure 3, General Land Use Designations" of the Land Uses and Densities Section by changing the land use designation for the areas shown on Schedule "A" from "Suburban" and/or "Suburban-Urban Reserve" to "Rural" in order to prevent further subdivision of properties within the Country Woods Subdivision and prevent lots from being serviced by sanitary sewers in the foreseeable future.

Approved by Council: September 11, 2017  
Corporate Report Item No. 2017-R191

Earlier in the meeting, Council approved the recommendations of Corporate Report Item No.R191. Bylaw No. 19366 is therefore in order for consideration.

**Procedural note:** Councillor Woods declared a conflict of interest and exited the meeting at 10:34 p.m.

RES.R17-2630

It was	Moved by Councillor Gill Seconded by Councillor Hayne That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Text Amendment Bylaw, 2017, No. 19366" pass its first reading. <u>Carried</u>
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The said By-law was then read for the second time.

RES.R17-2631

It was	Moved by Councillor Gill Seconded by Councillor Hayne That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Text Amendment Bylaw, 2017, No. 19366" pass its second reading. <u>Carried</u>
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It was then Moved by Councillor Gill  
 Seconded by Councillor Hayne  
 That the Public Hearing on "Surrey Official  
 Community Plan Bylaw, 2013, No. 18020, Text Amendment Bylaw, 2017, No. 19366"  
 be held at the City Hall on October 2, 2017, at 7:00 p.m.  
Carried

RES.R17-2632

**Procedural note:** Councillor Woods re-entered the meeting at 10:35 p.m.

- 20. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Text Amendment Bylaw, 2017, No. 19363"  
 3900-20-19363 – Regulatory Text Amendment  
 "Surrey Official Community Plan Bylaw, 2013, No. 18020" as amended is further amended in the Implementation Section, under II(d) Implementation Instruments, Development Permits, DP1: Form and Character to indicate that truck parking facilities may be issued by delegated authority. This amendment will streamline applications for truck parking facilities.

Approved by Council: September 11, 2017  
 Corporate Report Item No. 2017-R192

Earlier in the meeting, Council approved the recommendations of Corporate Report Item No.R192. Bylaw No. 19363 is therefore in order for consideration.

It was Moved by Councillor Gill  
 Seconded by Councillor Hayne  
 That "Surrey Official Community Plan Bylaw,  
 2013, No. 18020, Text Amendment Bylaw, 2017, No. 19363" pass its first reading.  
Carried

RES.R17-2633

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

It was Moved by Councillor Gill  
 Seconded by Councillor Hayne  
 That "Surrey Official Community Plan Bylaw,  
 2013, No. 18020, Text Amendment Bylaw, 2017, No. 19363" pass its second reading.  
Carried

RES.R17-2634

It was then Moved by Councillor Gill  
 Seconded by Councillor Hayne  
 That the Public Hearing on "Surrey Official  
 Community Plan Bylaw, 2013, No. 18020, Text Amendment Bylaw, 2017, No. 19363"  
 be held at the City Hall on October 2, 2017, at 7:00 p.m.  
Carried

RES.R17-2635



- 21. "Development Permit Procedures and Delegation Bylaw, 2016, No. 18642, Amendment Bylaw, 2017, No. 19367"  
3900-20-19367 – Regulatory Text Amendment  
"Development Permit Procedures and Delegation Bylaw, 2016, No. 18642" is amended in the Delegation of Consideration of Development Permit Section in order to indicate that truck parking facilities may be issued by delegated authority. This amendment will streamline applications for truck parking facilities.

Approved by Council: September 11, 2017  
Corporate Report Item No. 2017-R192

Earlier in the meeting, Council approved the recommendations of Corporate Report Item No. R192. Bylaw No. 19367 is therefore in order for consideration.

It was Moved by Councillor Gill  
Seconded by Councillor Hayne  
That "Development Permit Procedures and Delegation Bylaw, 2016, No. 18642, Amendment Bylaw, 2017, No. 19367" pass its first reading.

RES.R17-2636 Carried

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

It was Moved by Councillor Gill  
Seconded by Councillor Hayne  
That "Development Permit Procedures and Delegation Bylaw, 2016, No. 18642, Amendment Bylaw, 2017, No. 19367" pass its second reading.

RES.R17-2637 Carried

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

It was Moved by Councillor Gill  
Seconded by Councillor Hayne  
That "Development Permit Procedures and Delegation Bylaw, 2016, No. 18642, Amendment Bylaw, 2017, No. 19367" pass its third reading.

RES.R17-2638 Carried

- 22. "Development Application Fees Bylaw, 2016, No. 18641, Amendment Bylaw, 2017, No. 19368"  
3900-20-19368 – Regulatory Text Amendment  
"Development Application Fees Bylaw, 2016, No. 18641" as amended is further amended in Section 21, Development Permit – Delegated, in order to indicate that truck parking facilities may be issued by delegated authority. This amendment will streamline applications for truck parking facilities.

Approved by Council: September 11, 2017  
Corporate Report Item No. 2017-R192

Earlier in the meeting, Council approved the recommendations of Corporate Report Item No.R192. Bylaw No. 19368 is therefore in order for consideration.

RES.R17-2639 It was Moved by Councillor Gill  
Seconded by Councillor Hayne  
That "Development Application Fees Bylaw,  
2016, No. 18641, Amendment Bylaw, 2017, No. 19368" pass its first reading.  
Carried

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

RES.R17-2640 It was Moved by Councillor Gill  
Seconded by Councillor Hayne  
That "Development Application Fees Bylaw,  
2016, No. 18641, Amendment Bylaw, 2017, No. 19368" pass its second reading.  
Carried

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

RES.R17-2641 It was Moved by Councillor Gill  
Seconded by Councillor Hayne  
That "Development Application Fees Bylaw,  
2016, No. 18641, Amendment Bylaw, 2017, No. 19368" pass its third reading.  
Carried

## I. CLERK'S REPORT

### 1. Delegation Requests

- (a) **Sue McIntosh, Executive Director**  
**Seniors Come Share Society**  
File: 0250-20; 0550-20-10

Requesting to appear as a delegation to present to Council the positive results arising from the partnership between the Seniors Come Share Society and the City of Surrey.

RES.R17-2542 It was Moved by Councillor Gill  
Seconded by Councillor Hayne  
That Sue McIntosh, Executive Director,  
Seniors Come Share Society, be heard as a delegation at Council-in-  
Committee.  
Carried

- (b) **Jonquil Hallgate, Chair**  
**Surrey Homelessness and Housing Task Force**  
File: 5080-01; 0550-20-10

Requesting to appear as a delegation to present to Council the results from the 2017 Homelessness count for Surrey and to speak about the Surrey events taking place during the Provincial Homelessness Action Week in October.

It was Moved by Councillor Hayne  
Seconded by Councillor Martin  
That Jonquil Hallgate, Chair, Surrey  
Homelessness and Housing Task Force, be heard as a delegation at  
Council-in-Committee.

RES.R17-2543

Carried

- (c) **John Sprung, Chairman and Allen Aubert, Secretary**  
**Fraser Valley Heritage Railway Society**  
File: 0250-20; 0550-20-10

Requesting to appear as a delegation to present to Council the recent Fraser Valley Heritage Railway Society's accomplishments and plans for the next five years.

It was Moved by Councillor Woods  
Seconded by Councillor Martin  
That John Sprung, Chairman and Allen  
Aubert, Secretary, Fraser Valley Heritage Railway Society, be heard as a  
delegation at Council-in-Committee.

RES.R17-2544

Carried

- (d) **Drew Mitchell, Director, Sport for Life Society**  
**Erin Moore, Project Manager, Sport for Life Society**  
**Curtis Christopherson, Owen Innovative Fitness White Rock**  
**Kathy McIntyre, Seniors Health Network, South Surrey / White Rock**  
**Stephanie Beck, Executive Director, Peace Arch Hospital Foundation**  
File: 0250-20; 0550-20-10

Requesting to appear as a delegation to provide information to Council on the Physical Literacy for Communities project to take place in the next five years.

RES.R17-2545

It was Moved by Councillor Hayne  
 Seconded by Councillor Martin  
 That Drew Mitchell, Director, and Erin Moore, Project Manager, Sport for Life Society, Curtis Christopherson, Owen Innovative Fitness White Rock, Kathy McIntyre, Seniors Health Network, South Surrey / White Rock and Stephanie Beck, Executive Director, Peace Arch Hospital Foundation, be heard as a delegation at a Parks, Recreation and Sport Tourism Advisory Committee meeting.  
Carried

2. **Conferences/Conventions/Meetings**

(a) **Cyber Security for Future Smart Mobility Global Workshop – October 30, 2017**

File: 0390-20

RES.R17-2642

It was Moved by Councillor Martin  
 Seconded by Councillor Gill  
 That Council approve Councillor Hayne's attendance at the Cyber Security for Future Smart Mobility Global Workshop, being held in Be'er Sheva, Israel, October 30, 2017, in accordance with Council Policy.  
Carried

(b) **Future Choices and Smart Mobility Summit – October 31 – November 1, 2017**

File: 0390-20

RES.R17-2643

It was Moved by Councillor Martin  
 Seconded by Councillor Gill  
 That Council approve Councillor Hayne's attendance at the Future Choices and Smart Mobility Summit, being held in Tel Aviv, Israel, October 31 – November 1, 2017, in accordance with Council Policy.  
Carried

(c) **Smart City Expo and World Congress Conference – November 14 – 16, 2017**

File: 0390-20

RES.R17-2644

It was Moved by Councillor Gill  
 Seconded by Councillor Martin  
 That Council approve Mayor Hepner's attendance at the Smart City Expo and World Congress Conference, being held in Barcelona, Spain, November 14 – 16, 2017, in accordance with Council Policy.  
Carried

- (d) **FCM's Building Inclusive and Green Municipalities – October, 2017**  
File: 0250-03

It was Moved by Councillor Gill  
 Seconded by Councillor Hayne  
 That Council approve Vincent Lalonde's participation on behalf of Surrey in the FCM's Building Inclusive and Green Municipalities in Johannesburg, South Africa, October 4 – 14, 2017, in accordance with Council Policy

RES.R17-2645 Carried

- 3. **By-law Enforcement Officer Appointment (Animal Control Officer)**  
File: 2770-01

Council is requested to pass the following resolution:

It was Moved by Councillor Gill  
 Seconded by Councillor Hayne  
 That Pursuant to *Section 146 of the Community Charter, S.B.C. 2003, c.26* and amendments thereto and the *Appointment of By-law Enforcement Officers, By-law, 1994, No. 12167*, as amended, Uzair Muhammad is hereby appointed under *Section 146 of the Community Charter, S.B.C. 2003, c.26* and amendments thereto as a By-law Enforcement Officer (Animal Control Officer) for the City of Surrey to be effective at the start date of his employment and continuing for the duration of the person's employment by the City of Surrey as By-law Enforcement Officer (Animal Control Officer).

RES.R17-2646 Carried

- 4. **30 Years of PICS Gala – September 16, 2017**  
File: 0330-20

It was Moved by Councillor Gill  
 Seconded by Councillor Martin  
 That Council authorize the purchase of a VIP table for the Mayor and Councillors at the 30 Years of PICS Gala, to be held on September 16, 2017, in accordance with Council Policy.

RES.R17-2647 Carried

**J. NOTICE OF MOTION**

**K. OTHER BUSINESS**

- 1. **2018 100 Year Anniversary of Crescent Beach Swim Club**  
File: 0930-30

Council requested that the Legal Department and Senior Management Team report back to Council regarding a long term lease for the property that the Crescent Beach Swim Club leases from the City.

2. **Illegal Suites in Clayton Heights - Bylaw Letters to Owners**

File: 3760-15

Council expressed concerns regarding the timeframe that was outlined to property owners in Clayton Heights who are operating illegal suites to evict their tenants. Council noted the timeline may be difficult due to the existing shortage of rental units available in the city, as well as for families with children in school.

It was Moved by Councillor Woods  
Seconded by Councillor Martin  
That the City Manager review the letters that were sent by the Bylaw Department to property owners in Clayton Heights who are operating illegal suites and report back to Council.

RES.R17-2648

Carried

L. **ADJOURNMENT**


It was Moved by Councillor Villeneuve  
Seconded by Councillor Martin  
That the September 11, 2017 Regular Council - Public Hearing meeting be adjourned.

RES.R17-2649

Carried

The Regular Council - Public Hearing meeting adjourned at 10:41 p.m.

Certified correct:

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

  
\_\_\_\_\_  
Mayor Linda Hepner