

**Present:**

Chairperson - Mayor Hepner  
Councillor Gill  
Councillor Hayne  
Councillor LeFranc  
Councillor Starchuk  
Councillor Steele  
Councillor Woods

**Absent:**

Councillor Martin  
Councillor Villeneuve

**Staff Present:**

City Manager  
City Clerk  
Deputy City Clerk  
General Manager, Corporate Services  
General Manager, Engineering  
General Manager, Finance  
General Manager, Parks, Recreation & Culture  
General Manager, Planning & Development  
Deputy City Solicitor  
Manager, Area Planning & Development, North Division  
Land Development Engineer  
Current Planning Manager, South Division

**A. ADOPTION OF MINUTES**

**1. Special (Regular) Council - December 18, 2017**

It was Moved by Councillor Hayne  
Seconded by Councillor Woods  
That the minutes of the Special (Regular)  
Council meeting held on December 18, 2017, be adopted.  
RES.R18-48 Carried

**2. Council-in-Committee - December 18, 2017**

It was Moved by Councillor Hayne  
Seconded by Councillor Woods  
That the minutes of the  
Council-in-Committee meeting held on December 18, 2017, be received.  
RES.R18-49 Carried

**3. Regular Council - Land Use - December 18, 2017**

It was Moved by Councillor Hayne  
Seconded by Councillor Woods  
That the minutes of the Regular Council -  
Land Use meeting held on December 18, 2017, be adopted.  
RES.R18-50 Carried

4. **Regular Council - Public Hearing - December 18, 2017**

It was Moved by Councillor Hayne  
 Seconded by Councillor Woods  
 That the minutes of the Regular Council -  
 Public Hearing meeting held on December 18, 2017, be adopted.

RES.R18-51

Carried**B. DELEGATIONS**1. **Surrey Zoning Amendment Bylaw No. 19474**  
**Application: 7917-0424-00****CIVIC ADDRESS:** 15039 - 68 Avenue**APPLICANT:** K. and R. Gill  
c/o Hub Engineering (Mike Kompter)**PURPOSE:** The applicant is seeking to rezone the site from Half-Acre Residential to Single Family Residential. The applicant is proposing to subdivide the property into 2 single family lots with the existing dwelling to be retained 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.

There was correspondence on table from:

NAME	FOR	AGAINST	CONCERN
R. Landale		X	

2. **Surrey Zoning Amendment Bylaw No. 19443**  
**Surrey Zoning Amendment Bylaw No. 19444**  
**Application: 7911-0219-00****CIVIC ADDRESS:** 16301, 16321, 16355 and 16367 - 20 Avenue**APPLICANT:** Woodbridge Developments (South Grandview) Ltd.  
c/o Woodbridge Properties (Donna Ichikawa)**PURPOSE:** The applicant is seeking to rezone the site from One-Acre Residential to Multiple Residential 30 and Comprehensive Development. The applicant is proposing to develop approximately 127 townhouse units on the southeast portion of the site as part of Phase 1 and approximately 190

additional townhouse units in future phases. Vehicle access will be from Oak Meadows Drive.

In addition, a development variance permit is being sought to reduce setbacks along all lot lines in order to allow stairs and create an urban, pedestrian streetscape.

- \* Planning and Development has provided a memorandum (see memorandum dated January 4, 2018 in back-up) addressing the requests from Council at the December 18, 2017 Regular Council – Land Use Meeting regarding information concerning the recent School District funding announcements and the relevance to the subject application as well as clarification regarding whether the applicant will be building the project or solely rezoning the property.

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

J. Howard, Agent on behalf of the Applicant: The agent provided a PowerPoint presentation outlining details of the proposal and highlighted the following information: 1. The proposal is to rezone, subdivide and provide servicing to the property so that four individual lots can be created. The first Phase of the project would be a 126 townhome development with 42% lot coverage. 2. The project would provide road construction and connections, road, trail and land dedications, a storm drainage facility, construction of the Grandview Ridge Trail, construction of habitat in the Fergus Watershed Preserve Park, and funding towards the Pacific Heights Elementary School playground and a pump station, as well as the securing of a statutory right of way on private lands of the City. 3. 240 of the 246 trees on the site are requested to be removed. The applicant is proposing to replant 340 trees. 170 trees require removal so the road dedications and multi-use pathways can be provided. There are 50 trees in the northeast sector of the site must be removed to due to existing poor quality fill on the site. There are 16 trees on the four development parcels that are proposed to be removed for regrading of the site. 4. The proposal would provide affordable townhomes for first and second time buyers, 70% side-by-side parking, a 4700 square foot clubhouse, open green space, and trail connectivity.

In response to questions from Council, the agent advised that financing to service the site has been acquired for the first phase of the development, and confirmed that the first phase will be built by Woodbridge Properties. In addition, the agent advised that a traffic study was not requested to be completed for the project. Traffic improvements in the area include a future overpass to the west to connect to the opposite side of the highway, and there will be a roundabout to provide a connection to 163A Street.

D. Jack, Surrey Environmental Partners: The delegation noted that of the 250 trees onsite, there are six mature trees to remain, with no indication of where the trees will be located on the site. The delegation advised that while Surrey Environmental Partners has expressed concerns regarding the Pioneer Trail, the proposal as presented by the agent on behalf of the applicant appears to be acceptable.

In response to questions from the delegation, staff provided the following information: 1. Staff will work with the applicant to enhance the Fergus Creek Watershed as part of the servicing agreement. 2. The new section dedicated for Grandview Ridge Trail is forested with large trees. The trail will connect to the Pioneer Trail.

Resident: The delegation suggested that 20th and 24th Avenue be developed into a four lane road to ease traffic congestion. The delegation expressed concerns regarding the removal of trees from the site, noting that the replacement trees will require time to grow and provide the same benefits that the existing trees currently provide. The delegation further expressed concerns regarding the proposed setbacks, as it may impact future road dedications.

In response to questions from the delegation, staff provided the following information: 1. The Province has announced additions to Pacific Heights Elementary School and Edgemont Way Elementary School to provide additional capacity. 2. 20th Avenue is proposed to be a two lane road. 3. 24th Avenue will be widened via road dedications as provided through development applications. 4. 163A Street will be completed through development applications. As development occurs, 163A Street will connect to 24th Avenue. 5. The proposed setbacks would provide a more urban streetscape.

There was correspondence on table from:

NAME	FOR	AGAINST	CONCERN
J. Mellon			X
E. Smith			X
R. Landale		X	

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

NAME	FOR	AGAINST	UNDECIDED
M. Harrison	X		

**3. Surrey Zoning Amendment Bylaw No. 19473**  
**Application: 7917-0413-00**

**CIVIC ADDRESS:** 15436 – 31 Avenue

**APPLICANT:** P. Kamboh and Lakewood Headwaters Ltd.  
 c/o Barnett Dembek Architects Inc. (Maciej Dembek)

**PURPOSE:** The applicant is seeking to amend Comprehensive Development By-law No. 16558 in order to eliminate the proposed business centre and replace the space with 3 additional residential units for a proposed 4-storey apartment building (Phase 2).

In addition, the applicant is proposing to make changes to the required parking on the site. Phase 1 of the development (15428 – 31 Avenue) has been completed.

The applicant is seeking a development variance permit in order to reduce the minimum setback distance from the top of bank for a "Class A Stream" from 30 metres (100 ft.) to 15 metres (50 ft.) at the narrowest point for the proposed Phase 2 building.

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, Surrey Environmental Partners: The delegation expressed appreciation that the project does not result in a net loss of riparian area setback.

In response to questions from the delegation, staff advised that the application was in process prior to the current riparian setback requirements adopted by Council and does not result in a net loss of riparian area setback. The proposed structure will retain the same footprint of the original building, however there would be no commercial designation, as the project is strictly residential.

Resident, 152nd Street and 38th Avenue: The delegation advised that the Strata Council for Headwaters 1 voted in favor of the removing the business centre, and replacing it with a residential development.

There was correspondence on table from:

NAME	FOR	AGAINST	CONCERN
A. Pante		X	
D. and D. Sharpe		X	
K. Lum		X	
R. Buchholz		X	
M. and J Della-Paolera		X	
K. Hagerman		X	
E. Kullik		X	
C. Schuss		X	
C. Querido			X
K. and S. Anderson		X	
S. and B. McNamara		X	
H. Tjahyana		X	
A. McLean		X	
M. Myers-Cavanagh		X	
M. and M. Enns		X	
E. and S. Kilburn		X	
D. Strong			X

NAME	FOR	AGAINST	CONCERN
R. Landale		X	

4. **Surrey Official Community Plan Amendment Bylaw No. 19475**  
**Surrey Zoning Amendment Bylaw No. 19476**  
**Application: 7917-0117-00**

CIVIC ADDRESS: 2106 and 2124 – 128 Street and 2121 –128A Street

APPLICANT: D. Schussler and 1071662 BC Ltd.  
(Director Information: Jerry Luking, Norman Porter and Charles Westgard)  
c/o Aplin & Martin Consultants Ltd. (Anya Paskovic)

PURPOSE: The applicant is seeking to redesignate a portion of the site from Suburban to Urban and rezone the site from Comprehensive Development Bylaw Nos. 16568 and 16571 and Half-Acre Residential Gross Density to Semi-Detached Residential. The applicant is proposing to subdivide the site into 12 small lots for 12 semi-detached dwelling units and retain the existing dwelling on 2121 – 128A Street.

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

Resident, 27th Street and 4th Avenue: The delegation expressed concerns regarding the increased density, as it may change the character of the neighbourhood and suggested that the developer work within the existing Official Community Plan designation. The delegation further expressed concerns regarding increased traffic.

Resident, 128A Street and 21 Avenue: The delegation expressed concerns regarding parking issues on 21st Avenue. The delegation noted that many existing homes in the area have garages and do not utilize them for parking purposes.

In response to comments from the delegation, staff advised that each unit will be required to have two parking stalls via a garage, and that secondary suites will not be permitted.

There was correspondence on table from:

NAME	FOR	AGAINST	CONCERN
J. Armistead			X
R. Landale		X	

5. **Surrey Heritage Revitalization Agreement Bylaw No. 19479**  
**Application: 7916-0311-00**

CIVIC ADDRESS: 12876 Crescent Road

APPLICANT: T. Painter and S. McCormack  
c/o CitiWest Consulting Ltd. (Roger Jawanda)

PURPOSE: The applicant is seeking to enter into a Heritage Revitalization Agreement on the site in order to facilitate the restoration and long term protection of the H.C. Major House (Brynjolfson Residence) and allow for a second single family dwelling on the property.

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.

There was correspondence on table from:

NAME	FOR	AGAINST	CONCERN
R. Landale		X	

**6. Surrey Zoning Amendment Bylaw No. 19477**  
**Application: 7917-0141-00**

CIVIC ADDRESS: 10121 – 122 Street (10123 – 122 Street)

APPLICANT: J. and S. Cheema  
c/o John Curran Neville Graham & Associates (John Curran)

PURPOSE: The applicant is seeking to rezone the site from Duplex Residential to Single Family Residential. The applicant is proposing to subdivide the site 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.

There was correspondence on table from:

NAME	FOR	AGAINST	CONCERN
R. Buchholz		X	
M. Kelly			X
R. Landale		X	

**B. DELEGATIONS - PUBLIC HEARING - LAND USE CONTRACT TERMINATION**

- 7. **Land Use Contract No. 420 Termination Bylaw No. 19442**  
**File No: 7917-0262-00**

CIVIC ADDRESS: 13545, 13555, 13565 and 13583 – 98A Avenue  
 13586 – 98 Avenue; 9801, 9835 and 9905 King George

PURPOSE: To permit the existing underlying C-35 Zone to come into effect.

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

In response to a question from Council, staff advised that they have spoken to concerned owners regarding the Land Use Termination process, advising that the removal of a Land Use Contract does not diminish a property owner's rights.

There were no persons present to speak to the proposed Bylaw.

There was correspondence on table from:

NAME	FOR	AGAINST	CONCERN
H. Nasoody			X
R. Landale		X	

**C. COMMITTEE REPORTS**

- 1. **Public Art Advisory Committee - March 2, 2017**

RES.R18-52 It was Moved by Councillor Steele  
 Seconded by Councillor LeFranc  
 That the minutes of the Public Art Advisory  
 Committee meeting held on March 2, 2017, be received.  
Carried

- 2. **Environmental Sustainability Advisory Committee - November 2, 2017**

RES.R18-53 It was Moved by Councillor Starchuk  
 Seconded by Councillor LeFranc  
 That the minutes of the Environmental  
 Sustainability Advisory Committee meeting held on November 2, 2017, be received.  
Carried



**D. BOARD/COMMISSION REPORTS****E. MAYOR'S REPORT****1. Proclamations**

File: 0630-02

Mayor Hepner read the following proclamation:

- (a) Alzheimer's Awareness Month – January, 2018

**2. 2018 Committee Appointments**

File: 0540-20

Mayor Hepner announced the following appointments and reappointments to City Advisory Committees:

Agriculture and Food Security Advisory Committee

- Daryl Arnold
- Mike Bose
- Jatinder Sandhar
- Stanley Van Keulen

Diversity Advisory Committee

- Clementine Iweh
- Shawn Ewing
- Mankajee Shrestha

Environmental Sustainability Advisory Committee

- Sarbjit Sabharwal
- Julian Zelazny
- Albel Grewal
- Bud Lishanko

Parks, Recreation and Sport Tourism Committee

- Melanie Booth
- Chris Murphy
- Bonnie Burnside
- Gurpreet Rai
- Harry Bohan
- Shawn Forde

Public Art Advisory Committee

- Shrinath Dwivedi
- Robert McMurray
- Leonard Rodrigues

Seniors Advisory Committee

- Kay Noonan

Social Policy Advisory Committee

- Mandeep Bains
- Allie Keitlah
- Karanvir Thiara
- Rebecca Gunderson

Surrey Heritage Advisory Commission

- Daniela Evans
- David Plug
- Penny Priddy

Board of Variance

- Puneet Sandhar

Library Board

- Greg Down
- Karen Reid Sidhu
- Neelam Sahota
- Louise Hearty
- Connie Hong
- Nancy Stewart
- Austin Uzama
- Muzna Zafar

**F. GOVERNMENTAL REPORTS**

**G. CORPORATE REPORTS**

The Corporate Reports, under date of January 8, 2018, were considered and dealt with as follows:

**Item No. R001** Pre-qualification of Contractors for Dyke, In-stream, Stormwater Detention and Related Works  
File: 0520-20 (PQ)

The General Manager, Engineering submitted a report to obtain approval of a list of pre-qualified contractors for dyke construction and environmentally sensitive in-stream construction works.

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

It was Moved by Councillor Gill  
Seconded by Councillor Hayne  
That Council approve, as "pre-qualified contractors" for the years 2018-2021, the contractors described in this report for Tier 1, Tier 2 and Tier 3 projects.

RES.R18-54

Carried

**Item No. R002** Closure of Road Allowance Adjacent to 10863 and 10873 – 160 Street  
File: 7916-0165-00

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

It was Moved by Councillor Gill  
Seconded by Councillor Hayne  
That Council authorize the City Clerk to bring forward a Bylaw to close and remove the dedication as highway of a 427.35 square metre (4,600 square foot) area of road located adjacent to the properties 10863 and 10873 - 160 Street, as generally illustrated in Appendix "I" attached to Corporate Report R002, subject to compliance with the notice provisions of the *Community Charter*, SBC 2003, C. 26.

RES.R18-55

Carried

**Item No. R003** Approval of Road Closure Adjacent to 3530 – 144 Street and Consolidation with Semiahmoo Heritage Trail  
File: 0910-30/215

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 Woods  
 That Council:

1. Authorize the City Clerk to bring forward a Bylaw to close and remove the road dedication as highway of a 1,274.8 square metre (13,721 square foot) portion of unconstructed road allowance for park/linear pathway, as generally illustrated in Appendix "I" attached to Corporate Report Roo3, subject to the compliance with the notice provisions of Sections 26 and 94 of the *Community Charter, S.B.C., 2003, c.26*; and
2. Authorize the transfer of appropriate funds from the Park Acquisition Program to the Engineering Department for the purchase of the road closure area.

RES.R18-56

Carried

**Item No. Roo4** Approval of Road Closure of 14571 and 14575 – 32 Avenue and Consolidation with Semiahmoo Heritage Trail  
 File: 0910-30/214; 0910-30/216

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

Council requested that staff provide a report regarding the progress that has been made on the additional lands acquired for the Semiahmoo Heritage Trail to date.

It was

Moved by Councillor Gill  
 Seconded by Councillor LeFranc  
 That Council:

1. Authorize the City Clerk to bring forward a Bylaw to close and remove the road dedication as highway of two portions of unconstructed road allowance: the 634.7 square metre (6,832 square foot) portion of 14571 - 32 Avenue; and the 1,271 square metre (13,681 square foot) portion of 14575 - 32 Avenue, as generally illustrated in "Appendix I" attached to Corporate Report Roo4, subject to the compliance with the notice provisions of Sections 26 and 94 of the *Community Charter, S.B.C., 2003, c.26*; and
2. Authorize the transfer of appropriate funds from the Park Acquisition Program to the Engineering Department for the purchase of the road closure area.

RES.R18-57

Carried

**Item No. Roo5** Age Friendly Strategy for Seniors – A Year in Review  
File: 03-2017

The General Manager, Parks, Recreation & Culture submitted a report to provide Council with background and an overview of the accomplishments of the Age Friendly Strategy in 2017.

The General Manager, Parks, Recreation & Culture was recommending that the report be received for information.

Council expressed appreciation to the individuals and City departments that contribute to the Seniors Advisory Committee. The Committee works towards addressing all of seniors' needs, including exercise, food security and social needs.

It was

Moved by Councillor Gill  
Seconded by Councillor Woods  
That Corporate Report Roo5 be received for

information.

RES.R18-58

Carried

**Item No. Roo6** 2018 Sponsor Appreciation Event  
File: 0290-01

The General Manager, Parks, Recreation & Culture and General Manager, Finance submitted a report to request Council's support of \$10,000 from the Council Initiatives Fund to host a 2018 Sponsor Appreciation reception.

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 Woods  
That Council approve an allocation of

\$10,000 from the Council Initiatives Fund for the purpose of hosting a 2018 Sponsor Appreciation reception as generally described in Corporate Report Roo6.

RES.R18-59

Carried

**H. BYLAWS AND PERMITS**

**BUSINESS ARISING OUT OF THE PUBLIC HEARING**

1. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19474"  
7917-0424-00 – K. and R. Gill  
c/o Hub Engineering (Mike Kompter)  
RH to RF – 15039 – 68 Avenue - to subdivide into 2 single family lots.

Approved by Council: December 18, 2017

RES.R18-60

It was Moved by Councillor Gill  
Seconded by Councillor Hayne  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2017, No. 19474" pass its third reading.  
Carried

2. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19443"  
7911-0219-00 – Woodbridge Developments (South Grandview) Ltd.  
c/o Woodbridge Properties (Donna Ichikawa)  
RA to RM-30 – 16355, 16367 and Portions of 16301 and 16321 – 20 Avenue - to  
develop approximately 127 townhouse units in Phase 1 and allow the future  
development of approximately 104 townhouse units.

Approved by Council: December 18, 2017

Council requested that staff ensure that the requested setbacks do not impact the  
City's future road network plans.

RES.R18-61

It was Moved by Councillor Gill  
Seconded by Councillor Hayne  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2017, No. 19443" pass its third reading.  
Carried  
With Councillor Woods opposed.

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19444"  
RA to CD – Portions of 16301 and 16321 – 20 Avenue - to allow the future  
development of approximately 86 townhouse units.

Approved by Council: December 18, 2017

RES.R18-62

It was Moved by Councillor Gill  
Seconded by Councillor Hayne  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2017, No. 19444" pass its third reading.  
Carried

**Development Variance Permit No. 7911-0219-00**

16301, 16321, 16355 and 16367 – 20 Avenue

To reduce setbacks along all lot lines in order to allow stairs and create an urban,  
pedestrian streetscape.

RES.R18-63

It was Moved by Councillor Gill  
 Seconded by Councillor Hayne  
 That Development Variance Permit  
 No. 7911-0219-00 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.

3. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2008, No. 16558,  
 Amendment Bylaw, 2017, No. 19473"  
 7917-0413-00 – P. Kamboh and Lakewood Headwaters Ltd.  
 c/o Barnett Dembek Architects Inc. (Maciej Dembek)  
 To amend CD By-law No. 16558 at 15428 and 15436 – 31 Avenue in order to increase  
 the permitted unit density and to make changes to the required parking.

Approved by Council: December 18, 2017

RES.R18-64

It was Moved by Councillor Gill  
 Seconded by Councillor Hayne  
 That "Surrey Zoning Bylaw, 1993, No. 12000,  
 Amendment Bylaw, 2008, No. 16558, Amendment Bylaw, 2017, No. 19473" pass its  
 third reading.  
Carried

**Development Variance Permit No. 7917-0413-00**

To reduce the minimum setback distance from the top of bank for a "Class A  
 Stream" from 30 metres (100 ft.) to 15 metres (50 ft.) at the narrowest point for the  
 proposed Phase 2 building.

RES.R18-65

It was Moved by Councillor Gill  
 Seconded by Councillor Hayne  
 That Development Variance Permit  
 No. 7917-0413-00 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

4. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2017,  
 No. 19475"  
 7917-0117-00 – D. Schussler and 1071662 BC Ltd. (Director Information:  
 Jerry Luking, Norman Porter and Charles Westgard)  
 c/o Aplin & Martin Consultants Ltd. (Anya Paskovic)  
 To redesignate the site at 2106 - 128 Street and Portion of 2121 – 128A Street from  
 Suburban to Urban.

Approved by Council: December 18, 2017

RES.R18-66 It was Moved by Councillor Gill  
Seconded by Councillor Hayne  
That "Surrey Official Community Plan Bylaw,  
2013, No. 18020, Amendment Bylaw, 2017, No. 19475" pass its third reading.  
Carried

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19476"  
CD Bylaw Nos. 16568 and 16571 and RH-G to RF-SD – 2106 and 2124 – 128 Street and  
Portion of 2121 –128A Street - to subdivide into 12 small lots for 12 semi-detached  
dwelling units.

Approved by Council: December 18, 2017

RES.R18-67 It was Moved by Councillor Gill  
Seconded by Councillor Hayne  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2017, No. 19476" pass its third reading.  
Carried

5. "Surrey Heritage Revitalization Agreement Bylaw, 2017, No. 19479"  
7916-0311-00 – T. Painter and S. McCormack  
c/o CitiWest Consulting Ltd. (Roger Jawanda)  
To enter into a Heritage Revitalization Agreement at 12876 Crescent Road to  
facilitate the restoration and long term protection of the H.C. Major House  
(Brynjolfson Residence).

Approved by Council: December 18, 2017

RES.R18-68 It was Moved by Councillor Gill  
Seconded by Councillor Hayne  
That "Surrey Heritage Revitalization  
Agreement Bylaw, 2017, No. 19479" pass its third reading.  
Carried

6. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19477"  
7917-0141-00 – J. and S. Cheema  
c/o John Curran Neville Graham & Associates (John Curran)  
RM-D to RF – 10121 – 122 Street - to subdivide into 2 single family lots.

Approved by Council: December 18, 2017





- (b) Section C.1.(b) of Part VIII Floodproofing is deleted and replaced with the following:

Zero decimal six (0.6) metres above the centerline of road at midpoint fronting the Land at the date of this permit. With respect to this determination, the minimum floor elevation shall be no lower than 2.25 metres. Exemptions to the minimum floor elevation requirement are farm structures and non-habitable buildings or structures.

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. 7917-0460-00 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.R18-72

Carried

**9. Development Variance Permit No. 7915-0051-01**

Clayton 21 Land Corporation

c/o Hub Engineering Inc. (Mike Kompter)

19436 - 71 Avenue and 7019 - 194A Street

To reduce the lot width for proposed Lot 1 and proposed Lots 17 to 20 in a proposed 21-lot subdivision.

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

- (a) In Section K of Part 17C "Single Family Residential (10) Zone (RF-10)", the minimum lot width for proposed Lot 1 is reduced from 12.8 metres (42 ft.) to 12.6 metres (41.6 ft.); and
- (b) In Section K of Part 17A "Single Family Residential (12) Zone (RF-12)", the minimum lot width for proposed Lots 17 to 20 is reduced from 12 metres (39 ft.) to 11.7 metres (38.4 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 Hayne  
 That Development Variance Permit  
 No. 7915-0051-01 be approved; that the Mayor and Clerk be authorized to sign the  
 Permit; and that Council authorize the transfer of the Permit to the heirs,  
 administrators, executors, successors, and assigns of the title of the land within the  
 terms of the Permit.

RES.R18-73

Carried**10. Development Variance Permit No. 7917-0480-00**

J. Singh and S. Randhawa

c/o Jaspal Singh

3452 - 164 Street

To increase the maximum lot coverage in order to bring an existing uncovered  
 deck attached to a single family dwelling into conformity.

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

- (a) In Section E.1. Lot Coverage of "Comprehensive Development Zone (CD)"  
 (By-law No. 17861), the maximum lot coverage is increased from 25% to  
 27%.

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. 7917-0480-00 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.R18-74

Carried**11. Development Variance Permit No. 7917-0420-00**

City of Surrey

c/o Pacific Land Group (Oleg Verbenkov)

6128 - 176 Street (Highway No. 15)

To install a free-standing, two-sided electronic message board sign adjacent to  
 Highway No. 15 (Cloverdale) with an increase to the height, copy and sign area of  
 the message board and a reduction to the minimum setback. This sign will also  
 allow 3rd party advertising to exceed 30% of the copy area.

- \* Planning and Development advise (see memorandum dated January 3, 2018 in  
 back-up) that all outstanding conditions have been met and it is in order to bring  
 forward both Development Permit No. 7917-0420-00 and Development Variance  
 Permit No. 7917-0420-00 for execution.

To vary "Surrey Sign By-law, 1999, No. 13656", as amended, as follows:

- (a) To vary Part 1, Prohibited Signs (10)(13) of the Sign By-law to allow a free-standing, double-sided electronic message board sign to be installed on the Land adjacent to Highway No. 15;
- (b) To vary Part 1, General Provisions (6)(11) of the Sign By-law to allow third party advertising to exceed 30% of the allowable copy area on the proposed freestanding, electronic message board sign;
- (c) To vary Part 5, Commercial / Industrial Signs (27)(1)(g) of the Sign By-law to increase the maximum sign area for the proposed double-sided, free-standing, electronic message board sign from 28 square metres (300 sq. ft.) to 43.9 square metres (473 sq. ft.);
- (d) To vary Part 5, Commercial / Industrial Signs (27)(1)(k) of the Sign By-law to increase the maximum height of the proposed free-standing sign in Commercial/Industrial Zones from 4.5 metres (15 ft.) to 9.8 metres (32 ft.).
- (e) To vary Part 5, Commercial / Industrial Signs (27)(1)(c) of the Sign By-law to reduce the minimum setback for a free-standing sign from the western property line from 2 metres (6.5 ft.) to 1.5 metres (4.9 ft.);
- (f) To vary Part 5, Commercial / Industrial Signs (27)(1)(i) of the Sign By-law to increase the maximum copy area of the proposed free-standing sign in Commercial/Industrial Zones from 14 square metres (150 sq. ft.) to 37.2 square metres (400 sq. 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 Hayne  
That Development Variance Permit

No. 7917-0420-00 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.R18-75

Carried

**Development Permit No. 7917-0420-00**

6128 - 176 Street (Highway No. 15)

To allow a free-standing, two-sided electronic message board sign.

Authorized to draft: December 18, 2017

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

It was Moved by Councillor Gill  
 Seconded by Councillor Hayne  
 That Development Variance Permit  
 No. 7917 0420-00 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.R18-76

Carried**FINAL ADOPTION**

12. "Demolition Waste and Recyclable Materials Bylaw, 2017, No. 19453"  
 3900-20-19453 – New Regulatory Bylaw  
 A new regulatory bylaw for the management of waste from existing buildings or  
 structures. This bylaw will support the Metro Vancouver regional diversion goals  
 by ensuring that waste containing recyclable materials at demolition projects are  
 either reused or delivered to licensed processing facilities for recycling.

Approved by Council: December 18, 2017  
 Corporate Report Item No. 2017-R248

It was Moved by Councillor Gill  
 Seconded by Councillor Hayne  
 That "Demolition Waste and Recyclable  
 Materials Bylaw, 2017, No. 19453" be finally adopted, signed by the Mayor and  
 Clerk, and sealed with the Corporate Seal.

RES.R18-77

Carried**INTRODUCTIONS**

13. "Surrey Fee-Setting Bylaw, 2001, No. 14577, Amendment Bylaw, 2018, No. 19480"  
 3900-20-19480 – Regulatory Text Amendment  
 "Surrey Fee-Setting By-law, 2001, No. 14577" as amended is further amended by  
 replacing Schedule E to incorporate a 3.9% overall fee increase as approved in the  
 2018 - 2022 Financial Plan.

Approved by Council: January 8, 2018

It was Moved by Councillor Gill  
 Seconded by Councillor Hayne  
 That "Surrey Fee-Setting Bylaw, 2001,  
 No. 14577, Amendment Bylaw, 2018, No. 19480" pass its first reading.

RES.R18-78

Carried

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

RES.R18-79 It was Moved by Councillor Gill  
Seconded by Councillor Hayne  
That "Surrey Fee-Setting Bylaw, 2001,  
No. 14577, Amendment Bylaw, 2018, No. 19480" pass its second reading.  
Carried

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

RES.R18-80 It was Moved by Councillor Gill  
Seconded by Councillor Hayne  
That "Surrey Fee-Setting Bylaw, 2001,  
No. 14577, Amendment Bylaw, 2018, No. 19480" pass its third reading.  
Carried

14. "Surrey Board of Variance Establishment Bylaw, 2010, No. 17282, Amendment Bylaw, 2018, No. 19485"  
3900-20-19485 – Regulatory Text Amendment  
"Surrey Board of Variance Establishment By-law, 2010, No. 17282" is amended in Sections 12, 13 and 14 to incorporate housekeeping amendments to align the fees as set out in *Surrey Fee-Setting By-law, 2001, No. 14577*.

Approved by Council: January 8, 2018

RES.R18-81 It was Moved by Councillor Gill  
Seconded by Councillor Hayne  
That "Surrey Board of Variance  
Establishment Bylaw, 2010, No. 17282, Amendment Bylaw, 2018, No. 19485" pass its first reading.  
Carried

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

RES.R18-82 It was Moved by Councillor Gill  
Seconded by Councillor Hayne  
That "Surrey Board of Variance  
Establishment Bylaw, 2010, No. 17282, Amendment Bylaw, 2018, No. 19485" pass its second reading.  
Carried

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

RES.R18-83 It was Moved by Councillor Gill  
Seconded by Councillor Hayne  
That "Surrey Board of Variance  
Establishment Bylaw, 2010, No. 17282, Amendment Bylaw, 2018, No. 19485" pass its third reading.  
Carried


- I. CLERK'S REPORT
- J. NOTICE OF MOTION
- K. OTHER BUSINESS
- L. ADJOURNMENT

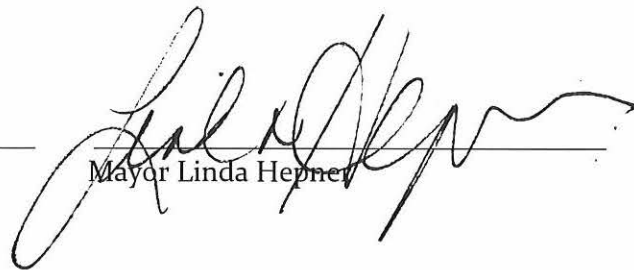
It was  
  
Public Hearing meeting be adjourned.  
RES.R18-84

Moved by Councillor Gill  
Seconded by Councillor Hayne  
That the January 8, 2018 Regular Council -  
  
Carried

The Regular Council - Public Hearing meeting adjourned at 7:57 p.m.

Certified correct:

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

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