

Present:

Chairperson - Councillor Hayne
Councillor Gill
Councillor LeFranc
Councillor Martin
Councillor Steele
Councillor Woods

Absent:

Mayor Hepner
Councillor Villeneuve
Councillor Starchuk

Staff Present:

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

A. ADOPTION OF MINUTES**1. Special (Regular) Council - December 19, 2016**

It was Moved by Councillor Martin
Seconded by Councillor Gill
That the minutes of the Special (Regular)
Council meeting held on December 19, 2016, be adopted.
RES.R16-3299 Carried

2. Regular Council - Land Use - December 19, 2016

It was Moved by Councillor Gill
Seconded by Councillor Martin
That the minutes of the Regular Council -
Land Use meeting held on December 19, 2016, be adopted.
RES.R16-3300 Carried

3. Regular Council - Public Hearing - December 19, 2016

It was Moved by Councillor Gill
Seconded by Councillor Woods
That the minutes of the Regular Council -
Public Hearing meeting held on December 19, 2016, be adopted.
RES.R16-3301 Carried

B. DELEGATIONS - PUBLIC HEARING

C. COMMITTEE REPORTS

D. BOARD/COMMISSION REPORTS

E. MAYOR'S REPORT

F. GOVERNMENTAL REPORTS

G. CORPORATE REPORTS

H. BY-LAWS AND PERMITS

FINAL ADOPTIONS

1. "Surrey 2017 – 2021 Consolidated Financial Plan Bylaw, 2016, No. 18955"
3900-20-18955 – Council Initiative
A bylaw to provide for the adoption of the Surrey 2017 – 2021 Consolidated Financial Plan.

Approved by Council: December 19, 2016
Corporate Report Item No: 2016-F006

It was Moved by Councillor Gill
Seconded by Councillor Woods
That "Surrey 2017 – 2021 Consolidated
Financial Plan Bylaw, 2016, No. 18955" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.

RES.R16-3302

Carried

2. "Surrey 2017 - 2021 General Operating Financial Plan Bylaw, 2016, No. 18956"
3900-20-18956 – Council Initiative
A bylaw to provide for the adoption of the Surrey 2017 - 2021 General Operating Financial Plan.

Approved by Council: December 19, 2016
Corporate Report Item No: 2016-F006

It was Moved by Councillor Gill
Seconded by Councillor Woods
That "Surrey 2017 - 2021 General Operating
Financial Plan Bylaw, 2016, No. 18956" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.

RES.R16-3303 Carried

3. "Surrey 2017 - 2021 Roads and Traffic Safety Operating Financial Plan Bylaw, 2016,
No. 18957"
3900-20-18957 – Council Initiative
A bylaw to provide for the adoption of the Surrey 2017 - 2021 Roads and Traffic
Safety Operating Financial Plan.

Approved by Council: December 19, 2016
Corporate Report Item No: 2016-F006

It was Moved by Councillor Gill
Seconded by Councillor Woods
That "Surrey 2017 - 2021 Roads and Traffic
Safety Operating Financial Plan Bylaw, 2016, No. 18957" be finally adopted, signed
by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R16-3304 Carried

4. "Surrey 2017 - 2021 Sewer Operating Financial Plan Bylaw, 2016, No. 18958"
3900-20-18958 – Council Initiative
A bylaw to provide for the adoption of the Surrey 2017 - 2021 Sewer Operating
Financial Plan.

Approved by Council: December 5, 2016
Corporate Report Item No: 2016-F003

It was Moved by Councillor Gill
Seconded by Councillor Woods
That "Surrey 2017 - 2021 Sewer Operating
Financial Plan Bylaw, 2016, No. 18958" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.

RES.R16-3305 Carried

5. "Surrey 2017 - 2021 Drainage Operating Financial Plan Bylaw, 2016, No. 18959"
3900-20-18959 – Council Initiative
A bylaw to provide for the adoption of the Surrey 2017 - 2021 Drainage Operating
Financial Plan.

Approved by Council: December 5, 2016
Corporate Report Item No: 2016-F003

It was Moved by Councillor Gill
Seconded by Councillor Woods
That "Surrey 2017 - 2021 Drainage Operating
Financial Plan Bylaw, 2016, No. 18959" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.
RES.R16-3306 Carried

6. "Surrey 2017 - 2021 Solid Waste Operating Financial Plan Bylaw, 2016, No. 18960"
3900-20-18960 – Council Initiative
A bylaw to provide for the adoption of the Surrey 2017 - 2021 Solid Waste
Operating Financial Plan.

Approved by Council: December 5, 2016
Corporate Report Item No: 2016-F003

It was Moved by Councillor Gill
Seconded by Councillor Woods
That "Surrey 2017 - 2021 Solid Waste
Operating Financial Plan Bylaw, 2016, No. 18960" be finally adopted, signed by the
Mayor and Clerk, and sealed with the Corporate Seal.
RES.R16-3307 Carried

7. "Surrey 2017 - 2021 Water Operating Financial Plan Bylaw, 2016, No. 18961"
3900-20-18961 – Council Initiative
A bylaw to provide for the adoption of the Surrey 2017 - 2021 Water Operating
Financial Plan.

Approved by Council: December 5, 2016
Corporate Report Item No: 2016-F003

It was Moved by Councillor Gill
Seconded by Councillor Woods
That "Surrey 2017 - 2021 Water Operating
Financial Plan Bylaw, 2016, No. 18961" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.
RES.R16-3308 Carried

8. "Surrey 2017 - 2021 District Energy Operating Financial Plan Bylaw, 2016,
No. 18962"
3900-20-18962 – Council Initiative
A bylaw to provide for the adoption of the Surrey 2017 – 2021 District Energy
Operating Financial Plan.

Approved by Council: December 5, 2016
Corporate Report Item No: 2016-F003

It was Moved by Councillor Gill
Seconded by Councillor Woods
That "Surrey 2017 - 2021 District Energy
Operating Financial Plan Bylaw, 2016, No. 18962" be finally adopted, signed by the
Mayor and Clerk, and sealed with the Corporate Seal.
RES.R16-3309 Carried

9. "Surrey 2017 - 2021 Parking Authority Operating Financial Plan Bylaw, 2016,
No. 18963"
3900-20-18963 – Council Initiative
A bylaw to provide for the adoption of the Surrey 2017 - 2021 Parking Authority
Operating Financial Plan.

Approved by Council: December 5, 2016
Corporate Report Item No: 2016-F003

It was Moved by Councillor Gill
Seconded by Councillor Woods
That "Surrey 2017 - 2021 Parking Authority
Operating Financial Plan Bylaw, 2016, No. 18963" be finally adopted, signed by the
Mayor and Clerk, and sealed with the Corporate Seal.
RES.R16-3310 Carried

10. "Surrey 2017 - 2021 Capital Financial Plan Bylaw, 2016, No. 18964"
3900-20-18964 – Council Initiative
A bylaw to provide for the adoption of the Surrey 2017 - 2021 Capital Financial
Plan.

Approved by Council: December 5, 2016
Corporate Report Item No: 2016-F005

It was Moved by Councillor Gill
Seconded by Councillor Woods
That "Surrey 2017 - 2021 Capital Financial
Plan Bylaw, 2016, No. 18964" be finally adopted, signed by the Mayor and Clerk,
and sealed with the Corporate Seal.
RES.R16-3311 Carried

11. "Surrey Public Health Smoking Protection Bylaw, 2008, No. 16694, Amendment
Bylaw, 2016, No. 19042"
3900-20-19042 – Regulatory Text Amendment
"Surrey Public Health Smoking Protection By-law, 2008, No. 16694", as amended,
is further amended to incorporate new provisions of the *Tobacco and Vapour
Products Control Act*, specifically to prohibit smoking near transit shelters.

Approved by Council: December 19, 2016
Corporate Report Item No: 2016-R267

It was Moved by Councillor Gill
 Seconded by Councillor Woods
 That "Surrey Public Health Smoking
 Protection Bylaw, 2008, No. 16694, Amendment Bylaw, 2016, No. 19042" be finally
 adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.
 RES.R16-3312 Carried

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

Approved by Council: November 16, 2015

- * Planning and Development advise (see memorandum dated December 13, 2016 in
 back-up) that it is in order for Council to pass a resolution amending the East
 Newton North Neighbourhood Concept Plan to redesignate the site from
 "Transitional Suburban" to "Urban Residential".

It was Moved by Councillor Gill
 Seconded by Councillor Woods
 That Council amend the East Newton North
 Neighbourhood Concept Plan to redesignate the site from "Transitional Suburban"
 to "Urban Residential".
 RES.R16-3313 Carried

It was Moved by Councillor Gill
 Seconded by Councillor Woods
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2015, No. 18560" be finally adopted, signed by the Mayor and
 Clerk, and sealed with the Corporate Seal.
 RES.R16-3314 Carried

13. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2014, No. 18299"
 7914-0107-00 – Grewal Properties Ltd. c/o Hub Engineering Inc. (Mike Kompter)
 RA to RF-10 and RF-12 - 19289 – 71 Avenue and 7091 – 193 Street – to subdivide into
 22 single family small lots (18 RF-10 and 4 RF-12).

Approved by Council: September 8, 2014

- * At September 29, 2014 Regular Council – Public Hearing, Council directed staff to
 work with the applicant and the Cloverdale Community Association to achieve
 equal depth of lots with an emphasis on the quality of the overall project.
 Planning and Development advise (see memorandum dated December 15, 2016 in
 back-up) that consultations between staff, the applicant and the CCA have

resulted in a site plan that achieves 18 RF-10 lots with relatively consistent lot depths ranging from 32.3 metres (106 ft.) to 33.6 metres (110 ft.).

- * Planning and Development advise (see memorandum dated December 15, 2016 in back-up) that it is in order for Council to pass a resolution amending the East Clayton Neighbourhood Concept Plan to redesignate the site from Half Acre Residential to 6 – 10 upa (Low Density) and 10 – 15 upa (Medium Density).

It was Moved by Councillor Gill
Seconded by Councillor Woods
That Council amend the East Clayton Neighbourhood Concept Plan to redesignate the site from Half Acre Residential to 6 – 10 upa (Low Density) and 10 – 15 upa (Medium Density).

RES.R16-3315

Carried

It was Moved by Councillor Gill
Seconded by Councillor Woods
That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2014, No. 18299" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R16-3316

Carried

14. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2014, No. 18252" 7913-0202-00 – Hansraj Chahal c/o Hunter Laird Engineering Ltd. (Dexter Hirabe) RF to RF-12 – 10032 – 120 Street - to subdivide into 7 single family small lots.

Approved by Council: June 23, 2014

- * At July 7, 2014 Regular Council – Public Hearing, Council directed staff to work with the applicant to explore a revised tree retention plan to accommodate more trees around the cul-de-sac. Planning and Development advise (see memorandum dated December 16, 2016 in back-up) that due to the steep topography and servicing requirements additional tree retention was not possible around the cul-de-sac. However, the applicant has agreed to plant three additional trees along the south side of the proposed 9-metre wide walkway to the east of the cul-de-sac.

It was Moved by Councillor Gill
Seconded by Councillor Woods
That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2014, No. 18252" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R16-3317

Carried

BYLAWS WITH PERMITS

15. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2016, No. 18779"
7912-0265-00 – DS Guildford 3 Developments Ltd.
c/o Dawson Sawyer Properties Ltd. (Matt Reid)
To redesignate a portion of the property at 10463 – 158 Street (10461 – 158 Street) from Urban to Multiple Residential.

Note: Change in ownership

Approved by Council: June 27, 2016

It was
2013, No. 18020, Amendment Bylaw, 2016, No. 18779" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

Moved by Councillor Gill

Seconded by Councillor Woods

That "Surrey Official Community Plan Bylaw,

RES.R16-3318

Carried

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18780"
RA to RM-30 - Portion of 10463 – 158 Street (10461 – 158 Street) - to rezone a portion of the property in order to develop 38 townhouse units.

Approved by Council: June 27, 2016

It was
Amendment Bylaw, 2016, No. 18780" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

Moved by Councillor Gill

Seconded by Councillor Woods

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

RES.R16-3319

Carried

Development Variance Permit No. 7912-0265-00

Portion of 10463 – 158 Street (10461 – 158 Street)

To reduce the setbacks on the southern portion in order to achieve a more urban, pedestrian-friendly streetscape.

Supported by Council: July 11, 2016

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

- (a) Part 22 Multiple Residential 30 Zone (RM-30) Section F Yards and Setbacks, the minimum front yard (east) setback is reduced from 7.5 metres (25 ft.) to 4.0 metres (13 ft.) to the building face and 3.0 metres (10 ft.) to the roof overhang;

- (b) Part 22 Multiple Residential 30 Zone (RM-30) Section F Yards and Setbacks, the minimum rear yard (west) setback is reduced from 7.5 metres (25 ft.) to 7.0 metres (23 ft.) to the building face and 5.5 metres (18 ft.) to the decks and roof overhang of Building 4 and to 3.0 metres (10 ft.) to the building face and 2.5 metres (8 ft.) to the roof overhang of Building 5;
- (c) Part 22 Multiple Residential 30 Zone (RM-30) Section F Yards and Setbacks, the minimum north side yard setback is reduced from 7.5 metres (25 ft.) to 5.5 metres (18 ft.) to the building face and 4.5 metres (15 ft.) to the building columns and roof overhangs; and
- (d) Part 22 Multiple Residential 30 Zone (RM-30) Section F Yards and Setbacks, the minimum south side yard setback is reduced from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) to the building face and 5.0 metres (16.5 ft.) to the roof overhangs of Building 5, and to 6.0 metres (20 ft.) to the building face and to 4.0 metres (13 ft.) to the rear decks and roof overhangs of Building 6.

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

It was

Moved by Councillor Gill

Seconded by Councillor Woods

That Development Variance Permit

No. . 7912-0265-00 be approved; that the Mayor and Clerk be authorized to sign the Permit; and that Council authorize the transfer of the Permit to the heirs, administrators, executors, successors, and assigns of the title of the land within the terms of the Permit.

RES.R16-3320

Carried

Development Variance Permit No. 7912-0265-01

10463 – 158 Street (10461 – 158 Street)

To reduce the minimum setback distance for a "Natural Class A Stream" top-of-bank to development of 38 townhouse units and an open space in the northern portion.

Supported by Council: November 7, 2016

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

- (a) In the table in Section B.1 of Part 7A Streamside Protection, the minimum required distance from the top-of-bank of a "Natural Class A Stream" is reduced from 30 metres (100 ft.) to a minimum of 5 metres (16.5 ft.).

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

It was Moved by Councillor Gill
 Seconded by Councillor Woods
 That Development Variance Permit
 No. 7912-0265-01 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.R16-3321

Carried

Development Permit No. 7912-0265-00
 10463 – 158 Street
 To permit development into 38 townhouse units.

Authorized to draft: June 27, 2016

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

It was Moved by Councillor Gill
 Seconded by Councillor Woods
 That the Mayor and Clerk be authorized to
 execute Development Permit No. 7912-0265-00.

RES.R16-3322

Carried

PERMIT APPROVALS

- 16. Development Variance Permit No. 7916-0108-00**
 1049777 BC Ltd. (Director Information: Ib Moller)
 c/o Teck Construction LLP (Shauna Johnson)
 5340 – 192 Street
 To permit a proposed towing yard for the Provincial Vehicle Impoundment
 Program and a 2-storey office building (Clover Towing).
- Supported by Council: November 7, 2016
- To vary "Surrey Zoning By-law, 1993, No. 12000", as amended, as follows:
- (a) In Section J.2 of Part 49 "High Impact Industrial Zone (IH)", the Outdoor Storage provisions are varied to permit the outdoor storage of unwrecked vehicles less than 5,000 kilograms (11,023 lbs.) G.V.W. between the front of the principal building and the highway; and
 - (b) Section A.1 of Part 7 Special Building Setbacks of Surrey Zoning By-law, No. 12000, is relaxed, to allow the siting of a free-standing sign to be a minimum of 2.0 metres (6.5 ft.) of the existing front lot line.

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

It was
Moved by Councillor Gill
Seconded by Councillor Woods
That Development Variance Permit

No. 7916-0108-00 be approved; that the Mayor and Clerk be authorized to sign the Permit; and that Council authorize the transfer of the Permit to the heirs, administrators, executors, successors, and assigns of the title of the land within the terms of the Permit.

RES.R16-3323

Carried

Development Permit No. 7916-0108-00

5340 - 192 Street

To permit the development of a towing yard and associated building for Clover Towing.

Authorized to draft: October 24, 2016

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

It was
Moved by Councillor Gill
Seconded by Councillor Woods
That the Mayor and Clerk be authorized to
execute Development Permit No. 7916-0108-00 .

RES.R16-3324

Carried

I. CLERK'S REPORT

J. NOTICE OF MOTION

K. OTHER BUSINESS

L. ADJOURNMENT

It was

Moved by Councillor Gill
Seconded by Councillor Woods
That the December 21, 2016 Regular Council

- Public Hearing meeting be adjourned.

RES.R16-3325

Carried

The Regular Council - Public Hearing meeting adjourned at 10:03 a.m.

Certified correct:



Jane Sullivan, City Clerk



Bruce Hayne, Acting Mayor