



# City of Surrey

## Regular Council - Land Use

### Minutes

Council Chamber  
City Hall  
14245 - 56 Avenue  
Surrey, B.C.  
**MONDAY, APRIL 18, 2005**  
Time: 4:56 p.m.

**Present:**

Mayor McCallum  
Councillor Villeneuve  
Councillor Tymoschuk  
Councillor Steele  
Councillor Priddy  
Councillor Bose  
Councillor Watts  
Councillor Hunt  
Councillor Higginbotham

**Absent:**

**Councillors Entering**  
**Meeting as Indicated:**

**Staff Present:**

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

**A. ADOPTION OF MINUTES**

**B. LAND USE APPLICATIONS**

**COMMERCIAL/INDUSTRIAL/AGRICULTURAL**

**NEWTON**

1. [7905-0009-00](#)  
**12451 - 88 Avenue**  
**Agent/Owner: Surrey West Shopping Centres Limited**  
Development Permit

*Development Permit to permit the construction of a 336 m<sup>2</sup> (3,600 sq. ft.) drive-through restaurant.*

The General Manager of Planning & Development submitted a report concerning an application for a Development Permit on property located at 12451 88 Avenue.

The applicant is proposing:

- a Development Permit

in order to permit the development of a 336 m<sup>2</sup> (3,600 sq.ft.) drive-through restaurant.

The General Manager of Planning & Development was recommending that the application be approved, subject to the conditions outlined in the report.

It was

Moved by Councillor Hunt  
Seconded by Councillor Watts

That Council approve the attached Development Permit No. 7905-0009-00 (Appendix VI) authorize the Mayor and Clerk to sign the Development Permit and 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.R05-869

Carried with Councillor Bose against.

2. [7904-0209-00](#)

**6417 - 144 Street**

**Dalbir Dosanjh, Maciej Dembek/Barnett Dembek Architects Inc./Kulbir Dosanjh, Dalbir Dosanjh, Harbans Singh and Kuldip Dosanjh**

Rezoning/Development Permit/Development Variance Permit

*Rezone from RA to C4. Development Permit to permit development of a local commercial building with a dwelling unit on the second floor. Development Variance Permit to vary setbacks on the flanking streets.*

The General Manager of Planning & Development submitted a report concerning applications for a Development Permit and a Development Variance Permit, and a rezoning application on property located at 6417 - 144 Street.

The applicant is proposing:

- a rezoning from RA to C-4;
- a Development Permit; and
- a Development Variance Permit to vary the following by-law regulations:
  - vary the south and east setbacks for a principal building from 7.5 metres (25 ft.) to 4.6 metres (15 ft.); and
  - vary the setback on a flanking street for an accessory structure from 7.5 metres (25 ft.) to 1.4 metres (4.5 ft.)

in order to permit the development of a local commercial development with a dwelling unit on the second floor.

The General Manager of Planning & Development was recommending that the application be approved, subject to the conditions outlined in the report.

It was

Moved by Councillor Hunt  
Seconded by Councillor Watts  
That:

1. a By-law be introduced to rezone the property from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Local Commercial Zone (C-4)" (By law No. 12000) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7904-0209-00 in accordance with the attached drawings (Appendix III).
3. Council approve Development Variance Permit No. 7904-0209-00 (Appendix VIII), varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum south and east yard setback for a principal building of the "Local Commercial Zone (C 4)" from 7.5 metres (25 ft.) to 4.6 metres (15 ft.); and
  - (b) to reduce the minimum side yard setback on a flanking street for an accessory structure from 7.5 metres (25 ft.) to 1.4 metres (4.5 ft.).
4. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) input from the Department of Fisheries & Oceans;
  - (c) submission of an acceptable finalized tree survey and a statement regarding tree preservation;

and

- (d) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect.

RES.R05-870 Carried with Councillor Bose against.

It was Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law,  
2005, No. 15714" pass its first reading.

RES.R05-871 Carried with Councillor Bose against.

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

It was Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law,  
2005, No. 15714" pass its second reading.

RES.R05-872 Carried with Councillor Bose against.

It was then Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That the Public Hearing on "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2005, No. 15714" be held at the Surrey Sport & Leisure Complex on May 16, 2005, at  
7:00 p.m.

RES.R05-873 Carried

## RESIDENTIAL/INSTITUTIONAL

### CLOVERDALE

3. [7904-0349-00](#)  
**6623, 6595 and 6577 - 192 Street**  
**Eileen Albang, c/o Gomberoff Bell Lyon Architects Group Inc./477962 B.C. Ltd., Inc. No. 477962**  
Rezoning/Development Permit/Development Variance Permit  
*Rezone from RA to RM-30, a Development Permit to permit the development of approximately 102 townhouse units. Development Variance Permit to vary building setbacks.*

The General Manager of Planning & Development submitted a report concerning applications for a Development Permit and a Development Variance Permit, and a rezoning application on properties located at 6623, 6595 and 6577 - 192 Street.

The applicant is proposing:

- a rezoning from RA to RM-30;
- a Development Permit; and
- a Development Variance Permit to vary building setbacks along all property lines

in order to permit a development consisting of approximately 102 townhouse units.

The General Manager of Planning & Development was recommending that the application be approved, subject to the conditions outlined in the report.

It was

Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That:

1. a By-law be introduced to rezone the site from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Multiple Residential 30 Zone (RM 30)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve the applicant's request to eliminate the required indoor amenity space.
3. Council authorize staff to draft Development Permit No. 7904-0349-00 generally in accordance with the attached drawings (Appendix II).
4. Council approve Development Variance Permit No. 7904-0349-00, (Appendix VI), varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum east yard (192 Street) setback of the RM 30 Zone from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) to the building face; 3.1 metres (10 ft.) to the porch; and 1.2 metres (4 ft.) to the first stair riser;
  - (b) to vary the minimum west yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) to the building face; 2.4 metres (8 ft.) to the porch; and 1.6 metres (5 ft.) to the first stair riser;
  - (c) to vary the minimum north yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 6.0 metres (20 ft.);
  - (d) to vary the minimum south yard (65 Avenue) setback of the RM 30 Zone from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) to the building face; 3.5 metres (11 ft.) to the porch; and 2.7 metres (9 ft.) to the first stair riser; and
  - (e) to vary the minimum northwest yard (192 Street Parkway) setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) to the building face; 3.1 metres (10 ft.) to the porch; and 2.2 metres (7 ft.) to the first stair riser.
5. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) submission of an acceptable tree survey and a statement regarding tree preservation;
  - (d) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
  - (e) the applicant adequately address the impact of no indoor amenity space;
  - (f) registration of a Section 219 Restrictive Covenant to specifically identify the allowable tandem parking arrangement and to prohibit the conversion of the tandem parking spaces into livable space;
  - (g) registration of a Section 219 Restrictive Covenant to have the future owners of the subject townhouse development maintain a small panhandle portion, as well as a triangular portion created by future road dedications, both portions located immediately to the west of the subject site;
  - (h) registration of a reciprocal access agreement for shared access with the adjacent townhouse

proposal to the north; and

- (i) removal of all existing buildings and structures to the satisfaction of the Building Division.

RES.R05-874

Carried

It was

Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15715" pass its first reading.

RES.R05-875

Carried

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

It was

Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15715" pass its second reading.

RES.R05-876

Carried

It was then

Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That the Public Hearing on "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15715" be held at the Surrey Sport & Leisure Complex on May 16, 2005, at 7:00 p.m.

RES.R05-877

Carried

4. [7904-0193-00](#)  
**19120 and 19140 - 68 Avenue and 6783 and 6711 - 192 Street**  
**McElhanney Consulting Services Ltd./BBC Development Ltd.; Mario and Natalie Kordic, Branko and Zdravka Kraljevic; Stuart Kristoff; Angela Janzen**  
NCP Amendment/Zoning Text Amendment/Rezoning  
*NCP Amendment to redesignate a portion of the site from Special Residential to Medium Density Residential. Rezone from RA to RF-9C and RF-9S in order to allow subdivision into approximately 79 small single family lots and one remainder lot.*

The General Manager of Planning & Development submitted a report concerning an application to amend the Neighbourhood Concept Plan, a zoning text amendment application, and a rezoning application on properties located at 19120 & 19140 - 68 Avenue and 6783 & 6711 - 192 Street.

The applicant is proposing:

- an NCP amendment for a portion of the site from Special Residential to Medium Density Residential; and
- a rezoning from RA to RF-9C and RF-9S

in order to allow subdivision into approximately 79 small single family lots and one remainder lot.

The General Manager of Planning & Development was recommending that the application be approved, subject to the conditions outlined in the report.

It was

Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That:

1. a By-law be introduced to amend Zoning By-law No. 12000, as described in Appendix XI and a date

be set for Public Hearing.

2. a By-law be introduced to rezone portions of the property from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (9) Coach House Zone (RF-9C)" (By law No. 12000) (Block B on Survey Plan) and "Special Single Family Residential (9) Zone (RF-9S)" (By-law No. 12000) (Block A on Survey Plan) and a date be set for Public Hearing (Appendix I).
3. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) submission of an acceptable finalized tree survey and a statement regarding tree preservation;
  - (d) submission of a landscaping plan and landscaping cost estimate for the landscape buffer on proposed Lots 1 - 22, to the specifications and satisfaction of the City Landscape Architect;
  - (e) registration of a Section 219 Restrictive Covenant on proposed Lots 1 - 22 in order to regulate the installation and maintenance of landscaping;
  - (f) registration of a Section 219 Restrictive Covenant for "no build" on proposed Lot 79 until future consolidation with the adjacent property to the west occurs; and
  - (g) registration of Section 219 Restrictive Covenants for "no build" on proposed Lots 22 and 23 until future consolidation with the adjacent property to the south occurs.

RES.R05-878

Carried

It was

Moved by Councillor Hunt

Seconded by Councillor Tymoschuk

That "Surrey Zoning By-law, 1993, No. 12000, Text Amendment By-law, 2005, No. 15716" pass its first reading.

RES.R05-879

Carried

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

It was

Moved by Councillor Hunt

Seconded by Councillor Tymoschuk

That "Surrey Zoning By-law, 1993, No. 12000, Text Amendment By-law, 2005, No. 15716" pass its second reading.

RES.R05-880

Carried

It was then

Moved by Councillor Hunt

Seconded by Councillor Tymoschuk

That the Public Hearing on "Surrey Zoning By-law, 1993, No. 12000, Text Amendment By-law, 2005, No. 15716" be held at the Surrey Sport & Leisure Complex on May 16, 2005, at 7:00 p.m.

RES.R05-881

Carried

It was

Moved by Councillor Hunt

Seconded by Councillor Tymoschuk

That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15717" pass its first reading.

RES.R05-882

Carried

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

It was Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law,  
2005, No. 15717" pass its second reading.

RES.R05-883

Carried

It was then Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That the Public Hearing on "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2005, No. 15717" be held at the Surrey Sport & Leisure Complex on May 16, 2005, at  
7:00 p.m.

RES.R05-884

Carried

## NEWTON

### 5. [7904-0329-00](#)

**12916, 12940/42 - 60 Avenue**

**McElhanney Consulting Services Ltd./689627 BC Ltd.**

OCP Amendment/Rezoning

*OCP Amendment from Suburban to Urban. Rezone from RA to RF-9 and RF-12 to create 31 RF-9 and 10 RF-12 single family residential small lots.*

The General Manager of Planning & Development submitted a report concerning an application to amend the Official Community Plan, and a rezoning application on properties located at 12916, 12940/42 - 60 Avenue.

The applicant is proposing:

- an OCP amendment from Suburban to Urban; and
- a rezoning from RA to RF-9 and RF-12

in order to allow subdivision into 31 RF-9 and 10 RF-12 lots.

The General Manager of Planning & Development was recommending that the application be approved, subject to the conditions outlined in the report.

It was Moved by Councillor Higginbotham  
Seconded by Councillor Tymoschuk  
That:

1. a By-law be introduced to redesignate the property in the OCP from Suburban to Urban and a date for Public Hearing be set (Appendix VIII).
2. a By-law be introduced to rezone the property from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (9) Zone (RF-9)" (By-law No. 12000) and "Single Family Residential (12) Zone (RF-12)" (By-law No. 12000) and a date be set for Public Hearing.
3. Council determine the opportunities for consultations with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan as described in the report, to be appropriate to meet the requirement of Section 879 of the *Local Government Act*.
4. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) submission of an acceptable finalized tree survey and a statement regarding tree preservation;

and

- (d) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect.

RES.R05-885 Carried with Councillor Bose against.

It was Moved by Councillor Higginbotham  
 Seconded by Councillor Tymoschuk  
 That "Surrey Official Community Plan By law, 1996, No. 12900, No. 115 Amendment By-law 2005, No. 15718" pass its first reading.

RES.R05-886 Carried with Councillor Bose against.

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

It was Moved by Councillor Higginbotham  
 Seconded by Councillor Tymoschuk  
 That "Surrey Official Community Plan By law, 1996, No. 12900, No. 115 Amendment By-law 2005, No. 15718" pass its second reading.

RES.R05-887 Carried with Councillor Bose against.

It was then Moved by Councillor Higginbotham  
 Seconded by Councillor Tymoschuk  
 That the Public Hearing on "Surrey Official Community Plan By-law, 1996, No. 12900, No. 115 Amendment By-law 2005, No. 15718" be held at the Surrey Sport & Leisure Complex on May 16, 2005, at 7:00 p.m.

RES.R05-888 Carried

It was Moved by Councillor Higginbotham  
 Seconded by Councillor Tymoschuk  
 That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15719" pass its first reading.

RES.R05-889 Carried with Councillor Bose against.

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

It was Moved by Councillor Higginbotham  
 Seconded by Councillor Tymoschuk  
 That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15719" pass its second reading.

RES.R05-890 Carried with Councillor Bose against.

It was then Moved by Councillor Higginbotham  
 Seconded by Councillor Tymoschuk  
 That the Public Hearing on "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15719" be held at the Surrey Sport & Leisure Complex on May 16, 2005, at 7:00 p.m.

RES.R05-891 Carried

**SOUTH SURREY**

- 6. [7904-0242-00](#)  
**12862 - 13 Avenue**  
**Owen Poppy Sureside Construction/Shelley Galbraith and Kenneth Galbraith**  
 Rezoning  
*Rezone from RF to RF-O to permit the development of a larger single family home.*

The General Manager of Planning & Development submitted a report concerning an application for rezoning



on property located at 12862 - 13 Avenue.

The applicant is proposing:

- a rezoning from RF to RF-O

in order to permit the development of a larger single family home.

The General Manager of Planning & Development was recommending that the application be approved, subject to the conditions outlined in the report.

It was Moved by Councillor Hunt  
Seconded by Councillor Steele  
That:

1. a By-law be introduced to rezone the property from "Single Family Residential Zone (RF)" (By-law No. 12000) to "Single Family Residential Oceanfront Zone (RF-O)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) ensure that the existing driveway access through the City owned parcel to the east, at 12886 - 13 Avenue, is disconnected to the satisfaction of the General Manager, Engineering;
  - (c) submission of an acceptable finalized tree survey and a statement regarding tree preservation; and
  - (d) registration of Section 219 Restrictive Covenants for the building design and geotechnical report.

RES.R05-892 Carried with Councillor Bose against.

It was Moved by Councillor Hunt  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15720" pass its first reading.

RES.R05-893 Carried with Councillor Bose against.

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

It was Moved by Councillor Hunt  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15720" pass its second reading.

RES.R05-894 Carried with Councillor Bose against.

It was then Moved by Councillor Hunt  
Seconded by Councillor Steele  
That the Public Hearing on "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15720" be held at the Surrey Sport & Leisure Complex on May 16, 2005, at 7:00 p.m.

RES.R05-895 Carried

## COMMERCIAL/INDUSTRIAL/AGRICULTURAL

## **CLOVERDALE**

### **7. 7904-0318-00**

**17755 - 64 Avenue and 6460 - 176 Street**

**Rick Johnson/Richmond Holdings Ltd.**

OCP Amendment/Rezoning/Development Permit

*Amend OCP from Industrial to Commercial. Rezone from RA to CD. Development Permit to allow development of a shopping centre in North Cloverdale.*

Councillor Tymoschuk left the meeting at 5:13 p.m. due to a potential conflict of interest as he is employed by the Jim Pattison Group of Companies.

The General Manager of Planning & Development submitted a report concerning an application to amend the Official Community Plan, a rezoning application, and a Development Permit application on properties located at 17755 - 64 Avenue and 6460 - 176 Street.

The applicant is proposing:

- an OCP amendment from Industrial to Commercial;
- a rezoning from RA to CD; and
- a Development Permit

in order to allow the development of a shopping centre in North Cloverdale.

The General Manager of Planning & Development was recommending that the application be approved, subject to the conditions outlined in the report.

It was Moved by Councillor Watts  
Seconded by Councillor Hunt  
That:

1. a By-law be introduced to redesignate the site from Industrial to Commercial and a date for Public Hearing be set (Appendix III).
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 79 of the *Local Government Act*.
3. a By-law be introduced to rezone the site from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing (Appendix IV).
4. Council authorize staff to draft Development Permit No. 7904-0318-00 in accordance with the attached drawings (Appendix V).
5. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a road dedication plan to the satisfaction of the Approving Officer;
  - (c) approval from the Ministry of Transportation;

- (d) address architectural, site plan and landscaping issues to the satisfaction of the General Manager, Planning & Development;
- (e) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
- (f) demolition of existing structures to the satisfaction of the Building Division;
- (g) registration of a cross parking and access agreement between the two lots;
- (h) registration of a cross easement agreement with the commercial site at 17617 and 17635 - 64 Avenue; and
- (i) registration of a Section 219 Restrictive Covenant to ensure restricted access on specific driveways.

RES.R05-896

Carried

It was

Moved by Councillor Hunt  
Seconded by Councillor Steele  
That "Surrey Official Community Plan By law, 1996, No. 12900, No. 116 Amendment By-law 2005, No. 15726" pass its first reading.

RES.R05-897

Carried

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

It was

Moved by Councillor Hunt  
Seconded by Councillor Steele  
That "Surrey Official Community Plan By law, 1996, No. 12900, No. 116 Amendment By-law 2005, No. 15726" pass its second reading.

RES.R05-898

Carried

It was then

Moved by Councillor Hunt  
Seconded by Councillor Steele  
That the Public Hearing on "Surrey Official Community Plan By-law, 1996, No. 12900, No. 116 Amendment By-law 2005, No. 15726" be held at the Surrey Sport & Leisure Complex on May 16, 2005, at 7:00 p.m.

RES.R05-899

Carried

It was

Moved by Councillor Hunt  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15727" pass its first reading.

RES.R05-900

Carried

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

It was

Moved by Councillor Hunt  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15727" pass its second reading.

RES.R05-901

Carried

It was then

Moved by Councillor Hunt  
Seconded by Councillor Steele  
That the Public Hearing on "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15727" be held at the Surrey Sport & Leisure Complex on May 16, 2005, at 7:00 p.m.

RES.R05-902

Carried

Councillor Tymoschuk returned to the meeting at 5: 18 p.m.

**C. CORPORATE REPORTS**

**D. ITEMS TABLED BY COUNCIL**

**E. DELEGATIONS**

**F. CORRESPONDENCE**

**G. NOTICE OF MOTION**

**H. BY-LAWS**

FINAL ADOPTIONS

1. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15636"

7904-0418-00 - Progressive Inter-Cultural Community Services Society  
c/o Commercial Real Estate Services Inc. (Harp Hoonjan)

RM-3 (BL 5942) to CD (BL 12000) - 7566 - 120A Street - to permit the development of a 72-unit addition to an existing seniors' oriented multiple residential building.

Approved by Council: January 24, 2005

**Note:** A Development Permit (7904-0418-00) on the site is to be considered for Final Approval under Item I.1(a).

- \* Planning & Development advise that (see memorandum dated April 12, 2005 in by-law back-up) after consultation with the Legal Services Department, staff has determined that a revised Housing Agreement restricting the development to seniors' only is not necessary and that the existing Housing Agreement will be sufficient to regulate the Phase 2 development.

It was

Moved by Councillor Hunt

Seconded by Councillor Tymoschuk

That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15636" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R05-903

Carried

2. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15425"

7903-0230-00 - Jaycey Investments Limited

RA (BL 12000) to RH and RF (BL 12000) - 18268 - 68 Avenue - to permit the development of two single family lots and retain one existing house on the remaining half-acre lot.

Approved by Council: July 5, 2004

- \* Planning & Development advise that (see memorandum dated April 14, 2005 in by-law back-up) the building scheme which has been filed with the City Clerk has been developed by a Design Consultant based on a character study of the surrounding neighbourhood. The building scheme will be registered concurrently with the subdivision plan pursuant to Section 220 of the Land Title Act. A 219 Restrictive Covenant will also be registered to tie the building scheme to the land.

It was Moved by Councillor Higginbotham  
Seconded by Councillor Hunt  
That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15425" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.  
Carried

RES.R05-904

3. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15524"

7904-0251-00 - 696247 BC Ltd., c/o Coastland Engineering & Surveying Ltd. (Michael Helle)

RA (BL 12000) to RF (BL 12000) - 16104 - 90 Avenue - to allow subdivision into approximately 12 single family lots

Approved by Council: October 18, 2004

- \* Planning & Development advise that (see memorandum dated April 14, 2005 in by-law back-up) the building scheme which has been filed with the City Clerk has been developed by a Design Consultant based on a character study of the surrounding neighbourhood. The building scheme will be registered concurrently with the subdivision plan pursuant to Section 220 of the Land Title Act. A 219 Restrictive Covenant will also be registered to tie the building scheme to the land.

It was Moved by Councillor Higginbotham  
Seconded by Councillor Hunt  
That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15524" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.  
Carried

RES.R05-905

4. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15434"

7904-0086-00 - 677018 BC Ltd., c/o Doug Brealey

RA (BL 12000) to RF-9C (BL 12000) - 6684 and 6724 - 194 Street - to allow subdivision into approximately 52 small single family lots with coach houses in East Clayton.

Approved by Council: July 5, 2004

This by-law is proceeding in conjunction with By-law 15433.

- \* Planning & Development advise that (see memorandum dated April 14, 2005 in by-law back-up) the building scheme that was originally filed with the City Clerk has been replaced and filed with the City Clerk. The copy has been revised to delete the clauses identifying the mandatory coach houses. Instead, a separate covenant will be in place to secure the mandatory coach houses. This building scheme will be registered concurrently with the subdivision plan pursuant to Section 220 of the Land Title Act. A 219 Restrictive Covenant will also be registered to tie the building scheme to the land.

- \* In addition, Planning & Development advise that it is now in order for Council to pass a resolution amending the East Clayton Neighbourhood Concept Plan to redesignate the site from Medium-High Density (15-25 upa) to Low Density (6-10 upa).

It was Moved by Councillor Higginbotham  
Seconded by Councillor Hunt  
That Council amend the East Clayton Neighbourhood Concept Plan to redesignate the site from Medium-High Density (15-25 upa) to Low Density (6-10 upa).

RES.R05-906

Carried

It was Moved by Councillor Higginbotham  
Seconded by Councillor Hunt  
That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15434" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R05-907

Carried

5. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15582"

7904-0234-00 - William Holmes, Linda Fennema, and Donald and Renate Andreychuk, c/o Nico River Developments Ltd. (Lisa Balsor)

RA (BL 12000) to RH-G (BL 12000) - 3290 - 144 Street and Portion of 14517 32 Avenue - to allow subdivision into 8 lots.

Approved by Council: November 22, 2004

- \* Planning & Development advise that (see memorandum dated April 15, 2005 in by-law back-up) the building scheme has been developed by a Design Consultant based on a character study of the surrounding neighbourhood. The building scheme will be registered concurrently with the subdivision plan pursuant to Section 220 of the Land Title Act. A 219 Restrictive Covenant will also be registered to tie the building scheme to the land.

It was Moved by Councillor Hunt  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15582" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R05-908

Carried

## I. CLERK'S REPORT

### 1. Formal Approval of Development Permits

- (a) **Development Permit No. 7904-0418-00**  
**Harp Hoonjan, Commercial Real Estate Services Inc.**  
**Progressive Inter Cultural Community Services Society**  
7566 - 120A Street

Memo received from the Manager, Area Planning & Development Division, Planning & Development, requesting Council to pass the following resolution:

"That Development Permit No. 7904-0418-00 be approved; that the Mayor and Clerk be authorized to sign the Development 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."

**Note:** See By-law 15636 under Item H.1.

It was Moved by Councillor Hunt  
Seconded by Councillor Steele  
That Development Permit No. 7904 0418 00 be approved; that the Mayor and Clerk be authorized to sign the Development 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.R05-909

Carried

## 2. Applications/By-laws/Permits to be Filed

- (a) **Development Variance Permit No. 7904-0117-00**  
**Jagdip and Baljinder Johal**  
**c/o Sand Box Designs, Gurinder Grewal**  
16625 - 77 Avenue

Councillor Hunt left the meeting at 5:15 p.m. due to a potential conflict of interest as he lives in the immediate area.

Memo from the Manager, Area Planning & Development - North Division, Planning & Development Department advising that the file has been inactive for seven (7) months, and the applicant has not responded to a registered letter dated March 10, 2005 regarding outstanding requirements

Planning & Development are recommending to Council that Development Variance Permit 7904-0117-00 be filed.

It was Moved by Councillor Watts  
Seconded by Councillor Higginbotham  
That Development Variance Permit 7904 0117 00 be filed.

RES.R05-910

Carried

Councillor Hunt returned to the meeting at 5:16 p.m.

## J. OTHER BUSINESS

## K. ADJOURNMENT

It was Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That the Regular Council - Land Use meeting do now adjourn.

RES.R05-911

Carried

The Regular Council- Land Use meeting adjourned at 5:17 p.m.

Certified Correct:

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City Clerk

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Mayor