



# City of Surrey

## Regular Council - Land Use

### Minutes

Council Chamber  
City Hall  
14245 - 56 Avenue  
Surrey, B.C.  
MONDAY, OCTOBER 18, 2004  
Time: 5:00 p.m.

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**Present:**

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

**Absent:**

Councillor Higginbotham

**Staff Present:**

City Manager  
City Clerk  
General Manager, Planning & Development  
General Manager, Finance, Technology & HR  
Manager, North Surrey Section  
Manager, South Surrey Section  
Land Development Engineer  
City Solicitor

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

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**A. ADOPTION OF MINUTES**

**B. LAND USE APPLICATIONS**

**COMMERCIAL/INDUSTRIAL/AGRICULTURAL**

**CLOVERDALE**

- 1. 7904-0366-00**  
**17755 - 60 Avenue**  
**Dennis Coates, Mair Jensen Blair/City of Surrey, Orangeville Raceway Ltd.**  
**(lessee)**  
Liquor Permit  
*Liquor application to permit liquor service on the gaming floor in the Fraser Downs Casino.*

The General Manager of Planning & Development submitted a report concerning an application for a Liquor Permit on property located at 17755 - 60 Avenue.

The applicant is proposing:

- permission to permit liquor service on the gaming floor

in order to allow liquor to be served on the floor of the Fraser Downs Casino at the Cloverdale Fair Grounds.

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 Tymoschuk  
Seconded by Councillor Watts  
That:

1. Council approve the following liquor primary liquor license amendment to proceed to Public Notification:
  - (a) to permit the service of liquor on the gaming floor of the Fraser Downs Casino.

RES.R04-2662

Carried with Councillor Hunt against.

### FLEETWOOD/GUILDFORD

2. **7904-0338-00**  
**16040 Fraser Highway**  
**Infrastructure Systems Ltd./Eagle Ventures Ltd.**  
Development Variance Permit  
*To relax the height and setback regulations to permit relocation of a free-standing sign on a pool and spa retailer.*

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on property located at 16040 Fraser Highway.

The applicant is proposing:

- a Development Variance Permit to vary the following Sign By-law regulations:
- to relax the setback from the front property line from 2.0 metres (6.6 ft.) to 0.78 metre (2.6 ft.);
- to reduce the setback from the east property line from 2.0 metres (12 ft.) to 1.0 metre (3.3 ft.); and
- to relax the maximum height of a free-standing sign from 3.65 metres (12 ft.) to 7.0 metres (23 ft.)

in order to permit the relocation of an existing free-standing sign on a commercial site on Fraser Highway.

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. Council approve Development Variance Permit No. 7904-0338-00 (Appendix IV), varying the following, to proceed to Public Notification:
  - (a) to reduce the setback from the front property line from 2.0 metres (6.6 ft.) to 0.78 metre (2.6 ft.);
  - (b) to reduce the setback from the east property line from 2.0 metres (12 ft.) to 1.0 metre (3.3 ft.); and
  - (c) to relax the maximum height of a free-standing sign from 3.65 metres (12 ft.) to 7.0 metres (23 ft.).

RES.R04-2663

Carried

3. **7904-0293-00**  
**15551 Fraser Highway**  
**TDL Group/Eskaylee Enterprises Ltd.**  
Development Permit  
*DP to allow two additional fascia signs on a commercial building.*

The General Manager of Planning & Development submitted a report concerning an application for a Development Permit on property located at 15551 Fraser Highway.

The applicant is proposing:

- a Development Permit

in order to allow the installation of two (2) additional fascia signs on a commercial property.

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. 7904-0293-00 (Appendix IV), authorized 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.R04-2664

Carried with Councillor Bose against.**SOUTH SURREY****4. 7904-0260-00****1711 - 152 Street****Michael Burton Brown or Grant Ferguson (The Abbarch Partnership  
 Architects)/671531 B.C. Ltd., Inc. No. 671531**

Development Permit

*For external remodelling of an existing Save On Foods building and to allow  
 changes to existing fascia signs.*

The General Manager of Planning & Development submitted a report concerning  
 an application for a Development Permit on property located at 1711 - 152 Street.

The applicant is proposing:

- a Development Permit

in order to permit external remodelling of the existing Save On Foods building  
 and changes to the existing fascia signs.

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. 7904-0260-00 (Appendix IV), 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.R04-2665

Carried

**SURREY CITY CENTRE/WHALLEY****5. 7904-0351-00  
10576 King George Highway  
Thomas Cooper/The Dells Holdings Ltd.**

Liquor Permit

*To increase the person capacity for a liquor-primary license (Dell Lanes) from 26 to 40.*

The General Manager of Planning & Development submitted a report concerning an application for a Liquor Permit on property located at 10576 King George Highway.

The applicant is proposing:

- to increase the person capacity of the existing liquor-primary license (Dell Lanes) from 26 to 40.

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 Tymoschuk

Seconded by Councillor Steele

That:

1. Council approve the proposed amendment to the existing liquor-primary license to proceed to Public Notification:

- (a) the increase in person capacity from 26 to 40.

RES.R04-2666

Carried with Councillors Hunt, Priddy and Watts against.

**6. 7904-0298-00  
13576 King George Highway  
Byron Cook/Petro-Canada Ltd.**

Development Permit

*To regulate landscaping of the decommissioned service station site during remediation.*

The General Manager of Planning & Development submitted a report concerning an application for a Development Permit on property located at 13576 King George Highway.

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 Villeneuve  
Seconded by Councillor Watts  
That:

1. Council authorize staff to draft Development Permit No. 7904-0298-00 generally in accordance with the attached drawings (Appendix II).
2. Council instruct staff to resolve the following issues prior to approval:
  - (a) submission of a landscaping security in the amount of \$42,311.21, which represents 150% of the landscaping cost estimate; and
  - (b) registration of a Section 219 Restrictive Covenant to ensure the applicant will maintain the site during the remediation process as per Council Policy No. 0-50.

RES.R04-2667

Carried

7. **7904-0216-00**  
**9522 - 120 Street**  
**Paxton & Associates/Rossmont Holdings Ltd., Southmont Holdings Ltd.**  
**(Lessee)**  
Food Primary Liquor License Amendment  
*Amend Food Primary Liquor License to extend hours of operation for an existing restaurant.*

The General Manager of Planning & Development submitted a report concerning an application for a food primary liquor license amendment on property located at 9522 - 120 Street.

The applicant is proposing:

- to amend the food primary liquor license

in order to extend the hours of operation for an existing restaurant at 9522 - 120 Street.

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 Villeneuve  
Seconded by Councillor Steele  
That:

1. Council approve the proposed amendment to the food primary liquor license to proceed to Public Notification:

- (a) to amend the hours of operation for the food primary liquor license for the Twilite Zone Restaurant from 10:00 a.m. to 12:00 a.m. Monday through Sunday to 11:00 a.m. to 1:00 a.m. Monday through Sunday.

RES.R04-2668

Carried with Councillors Hunt and Priddy against.

## RESIDENTIAL/INSTITUTIONAL

### NEWTON

8. **7903-0233-00**  
**8273 - 120A Street**  
**Barnett Dembek Architects Inc./671648 B.C. Ltd. (Inc. No. 671648)**  
**OCP Amendment/Rezoning/Development Permit/  
Development Variance Permit**  
*Rezone from CHI to RM-30. OCP Amendment from Commercial to Multiple Residential. DP to permit the development of an 18-unit multiple residential townhouse complex. DVP to vary the front yard setback.*

The General Manager of Planning & Development submitted a report concerning an application for rezoning, applications for a Development Permit and a Development Variance Permit, and a OCP Amendment application on property located at 8273 - 120A Street.

The applicant is proposing:

- an OCP amendment from Commercial to Multiple Residential;
- a rezoning from CHI to RM-30;
- a Development Permit; and
- a Development Variance Permit to vary the following by-law regulations:
  - reduce the minimum front yard setback from 7.5 metres (25 ft.) to 3.5 metres (11.5 ft.)

in order to permit the development of an 18-unit multiple residential townhouse complex.

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 Villeneuve  
That:

1. a By-law be introduced to redesignate the property in the OCP from Commercial to Multiple Residential and a date for Public Hearing be set.
2. a By-law be introduced to rezone the property from "Highway Commercial Industrial Zone (CHI)" (By-law No. 12000) to "Multiple Residential 30 Zone (RM-30)" (By-law No. 12000) and a date be set for Public Hearing.
3. 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 879 of the *Local Government Act*.
4. Council approve the applicant's request to eliminate the required indoor amenity space.
5. Council authorize staff to draft Development Permit No. 7903-0233-00 in accordance with the attached drawings (Appendix II).
6. Council approve Development Variance Permit No. 7903-0233-00 (Appendix VI), varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum front yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.5 metres (11.5 ft.).
7. 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 landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
  - (c) registration of a Section 219 Restrictive Covenant to specifically prohibit the conversion of the tandem parking spaces into livable space; and
  - (d) the applicant adequately address the impact of the elimination of indoor amenity space.



8. Council pass a resolution to amend the Newton Local Area Plan to redesignate the land from Commercial to Multiple Residential when the project is considered for final adoption.

RES.R04-2669

Carried

It was

Moved by Councillor Hunt  
Seconded by Councillor Villeneuve  
That "Surrey Official Community Plan

By-law, 1996, No. 12900, No. 105 Amendment By-law 2004, No. 15519" pass its first reading.

RES.R04-2670

Carried

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

It was

Moved by Councillor Hunt  
Seconded by Councillor Villeneuve  
That "Surrey Official Community Plan

By-law, 1996, No. 12900, No. 105 Amendment By-law 2004, No. 15519" pass its second reading.

RES.R04-2671

Carried

It was then

Moved by Councillor Hunt  
Seconded by Councillor Villeneuve  
That the Public Hearing on "Surrey Official

Community Plan By-law, 1996, No. 12900, No. 105 Amendment By-law 2004, No. 15519" be held at the City Hall on November 15, 2004, at 7:00 p.m.

RES.R04-2672

Carried

It was

Moved by Councillor Hunt  
Seconded by Councillor Villeneuve  
That "Surrey Zoning By-law, 1993,

No. 12000, Amendment By-law, 2004, No. 15520" pass its first reading.

RES.R04-2673

Carried

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

It was

Moved by Councillor Hunt  
Seconded by Councillor Villeneuve  
That "Surrey Zoning By-law, 1993,

No. 12000, Amendment By-law, 2004, No. 15520" pass its second reading.

RES.R04-2674

Carried

It was then

Moved by Councillor Hunt

Seconded by Councillor Villeneuve

That the Public Hearing on "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15520" be held at the City Hall on November 15, 2004, at 7:00 p.m.

RES.R04-2675

Carried

**9. 7904-0128-00**

**7272 - 143 Street**

**Dwight Heintz, McElhanney Consulting Services Ltd./Toscana Holdings Inc. and Bir Investments Inc.**

Rezoning

*From RA to RF to permit subdivision into 5 single family lots.*

The General Manager of Planning & Development submitted a report concerning an application for rezoning on property located at 7272 - 143 Street.

The applicant is proposing:

- a rezoning from RA to RF

in order to allow subdivision into 5 single family 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 Hunt

Seconded by Councillor Steele

That:

1. a By-law be introduced to rezone the property from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential Zone (RF)" (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) submission of a subdivision layout to the satisfaction of the Approving Officer; and
  - (c) submission of an acceptable tree survey and a statement regarding tree preservation.

RES.R04-2676

Carried



Delegation

The architect for the project was in attendance and described the location of the proposed roof gardens to be used by the owners of the building as a private garden. He stated that that location was chosen as it would provide a good view of the parks and would provide a transition in the building from commercial to residential on the east side.

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 "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7904-0252-00 in accordance with the attached drawings (Appendix II).
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 (lot consolidation) layout to the satisfaction of the Approving Officer;
  - (c) submission of an acceptable tree survey and a statement regarding tree preservation;
  - (d) ensure that all concerns raised by the Parks, Recreation & Culture Department are addressed; and
  - (e) ensure that the proposed lane closure application is brought to a successful conclusion.

RES.R04-2680

Carried

It was

Moved by Councillor Hunt  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993,

No. 12000, Amendment By-law, 2004, No. 15522" pass its first reading.

RES.R04-2681

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, 2004, No. 15522" pass its second reading.  
RES.R04-2682 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, 2004, No. 15522" be held at the  
City Hall on November 15, 2004, at 7:00 p.m.  
RES.R04-2683 Carried

## COMMERCIAL/INDUSTRIAL/AGRICULTURAL

### CLOVERDALE/CLAYTON

11. **7903-0297-00**  
**18434 - 64 Avenue**

**Darrin Collie, Ankenman Architects & Associates/  
Coventry Developments Ltd.**

Rezoning/Development Permit

*Rezone from RA to CD and Development Permit to allow construction of 2  
neighbourhood commercial buildings accommodating retail uses, medical clinic,  
child care facility and a dwelling unit.*

The General Manager of Planning & Development submitted a report concerning  
an application for rezoning, and a Development Permit application on property  
located at 18434 - 64 Avenue.

The applicant is proposing:

- a rezoning from RA to CD; and
- a Development Permit

in order to allow the construction of 2 neighbourhood commercial buildings  
accommodating retail uses, medical clinic, child care facility, and one dwelling  
unit.

#### Delegation

The applicants were in attendance and commented that they had circulated a  
petition in the area and received 123 signatures on a petition in support of the  
proposed project.

It was Moved by Councillor Hunt  
 Seconded by Councillor Watts  
 That the 123-signature petition submitted by  
 the applicants be received.  
 RES.R04-2684 Carried

The applicant stated that 123 people had signed the petition in support of the project. He noted that there is a need for basic services for people and their young families to be able to walk and shop. He noted that proposed uses would include a green grocer, daycare facility, deli, bakery, florist, walk-in medical clinic, and meat shop. He noted that there would be limited hours of operation and no convenience stores. He added that the persons who had signed the petition were within the immediate notification area. He added that they planned to manage the site when they retire.

It was Moved by Councillor Hunt  
 Seconded by Councillor Tymoschuk  
 That the application be referred back to staff  
 to map out the information from the petition submitted by the applicant, and bring  
 it forward to Council as Appendix 5 of the Planning Report.  
 RES.R04-2685 Carried

The Mayor called for a short recess at 5:25 p.m.

The meeting reconvened at 5:27 p.m. with all members of Council present except Councillor Higginbotham.

## SOUTH SURREY

12. **7904-0333-00**  
**3800 King George Highway**  
**Derek Wilson/Ministry of Transportation**  
 ALR  
*Non-farm use within the ALR to allow the development of a park and ride facility.*

Mayor McCallum left the meeting at 5:28 p.m. due to a potential conflict of interest due to his role as Chair of TransLink

Councillor Hunt left the meeting at 5:28 p.m. due to his role as Board member of TransLink and Chair of the GVRD.

Acting Mayor Villeneuve then assumed the Chair.

The General Manager of Planning & Development submitted a report concerning an application for a non-farm use within the ALR on property located at 3800 King George Highway.

The applicant is proposing:

- a non-farm use in the ALR under Section 20(3) of the Agricultural Land Commission Act, in order to allow the development of a Transit Park & Ride facility, consisting of a six-bay bus loop, with passenger shelters and bus operators' washroom and a 450-stall vehicular parking lot.

#### Delegation

Derek Wilson, Senior Project Engineer, Infrastructure Systems Limited, was in attendance and commented that his firm had been hired by TransLink to prepare a functional design for the new park and ride facility. He continued that he was acting on behalf of the Ministry of Highways to obtain approval for the project from the Agricultural Land Commission. He stated that TransLink had operated the existing park and ride facility off of Highway 99 at 32 Avenue for the past four years which features stalls for 243 cars and 3 bus stalls. He noted that the parks and ride facility has been extremely popular, successful, and routinely used to over-capacity to the tune of 20 or 30 vehicles. He added that the existing facility is on leased property and the lease expires in mid-November 2005. He stated that the property owners prefer to redevelop the property for other purposes and TransLink has been compelled to seek a new location for the facility.

He continued that TransLink had investigated possible locations for a larger facility and decided on two proposed sites within the Highway 99 and the King George Highway interchange. He noted that the recommended Site 1 is located in the southeast quadrant of the interchange and Site 2 is located in the northeast quadrant immediately bounded by the east and westbound off ramps and 40 Avenue.

He stated that due to environmental protection requirements, the site on the northeast quadrant is too small to meet TransLink's requirements and the recommended site is the southeast quadrant, which would have sufficient space to provide environmental protection for fish-bearing ditches and the Nicomekl River, while having enough space for an estimated 350 to 400 car parking spaces. He noted that he had prepared a functional design for the proposed site and also an intersection plan for the entrance to the proposed facility off King George Highway. He added that this plan had been submitted for approval.

The representative from TransLink noted that the current site is important for the future of connecting South Surrey and White Rock area residents to the SkyTrain stations at Scott Road and King George and for the provision of future fast bus service.

Mr. Wilson added that the proposed development would respect the riparian setback requirements in environmental legislation adjacent to the Nicomekl River and that there would be a 30-meter environmental reserve on the side of the project adjacent to King George Highway and Highway 99. He continued that a riparian setback zone of 15 meters would be provided on the intermittently fish-bearing drainage ditches and existing vegetation preserved.

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 Tymoschuk  
Seconded by Councillor Steele  
That:

1. Council authorize referral of the application to the Agricultural Land Commission.
2. Council instruct staff to resolve the following issues prior to the issuance of a Building Permit:
  - (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 detailed site plan, landscaping plan, and design drawings for all structures on the subject site to the satisfaction of the General Manager, Planning and Development;
  - (c) approval from the Ministry of Transportation;
  - (d) input from Senior Government Environmental Agencies; and
  - (e) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect and the necessary security to ensure that the landscaping is provided and maintained.

RES.R04-2686

Carried

Mayor McCallum returned to the meeting at 5:45 p.m. and assumed the Chair.  
Councillor Hunt returned to the meeting at 5:45 p.m.

### RESIDENTIAL/INSTITUTIONAL

### FLEETWOOD/GUILDFORD

13. **7904-0251-00**  
**16104 - 90 Avenue**  
**Michael Helle, Coastland Engineering & Surveying Ltd./Judith Schlichenmayer**  
Rezoning  
*From RA to RF to subdivide into approximately 12 single family lots.*



The General Manager of Planning & Development submitted a report concerning an application for rezoning on property located at 16104 - 90 Avenue.

The applicant is proposing:

- a rezoning from RA to RF

in order to allow subdivision into approximately 12 single family 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 Bose  
Seconded by Councillor Steele  
That:

1. a By-law be introduced to rezone the property from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential Zone (RF)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to approval:
  - (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; and
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer.

RES.R04-2687 Carried

It was Moved by Councillor Bose  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2004, No. 15524" pass its first reading.

RES.R04-2688 Carried

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

It was Moved by Councillor Bose  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2004, No. 15524" pass its second reading.

RES.R04-2689 Carried

It was then  
By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15524" be held at the  
City Hall on November 15, 2004, at 7:00 p.m.  
RES.R04-2690

Moved by Councillor Bose  
Seconded by Councillor Steele  
That the Public Hearing on "Surrey Zoning  
Carried

## NEWTON

### 14. 7904-0164-00

7562 - 144 Street

H.Y. Engineering Ltd./Harry Henry Friesen

Rezoning

*From RA to RF in order to allow subdivision into 6 single family residential lots.*

The General Manager of Planning & Development submitted a report concerning an application for rezoning on property located at 7562 - 144 Street.

The applicant is proposing:

- a rezoning from RA to RF

in order to allow subdivision into six (6) single family residential 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 Bose  
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 "Single Family Residential Zone (RF)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issue 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; and

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

RES.R04-2691

Carried

It was

Moved by Councillor Bose  
 Seconded by Councillor Watts  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2004, No. 15525" pass its first reading.

RES.R04-2692

Carried

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

It was

Moved by Councillor Bose  
 Seconded by Councillor Watts  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2004, No. 15525" pass its second reading.

RES.R04-2693

Carried

It was then

Moved by Councillor Bose  
 Seconded by Councillor Watts  
 That the Public Hearing on "Surrey Zoning  
 By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15525" be held at the  
 City Hall on November 15, 2004, at 7:00 p.m.

RES.R04-2694

Carried**15. 7904-0070-00****14432 - 76 Avenue****H.Y. Engineering Ltd./Joginder and Kashmir Cheema**

Rezoning

*From RA to RF in order to allow subdivision into 4 single family residential lots.*

The General Manager of Planning & Development submitted a report concerning an application for rezoning on property located at 14432 - 76 Avenue.

The applicant is proposing:

- a rezoning from RA to RF

in order to allow subdivision into 4 single family 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 Hunt  
Seconded by Councillor Steele  
That:

1. a By-law be introduced to rezone the property from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential Zone (RF)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issue 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; and
  - (d) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect.

RES.R04-2695

Carried

It was Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2004, No. 15526" pass its first reading.

RES.R04-2696

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, 2004, No. 15526" pass its second reading.

RES.R04-2697

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, 2004, No. 15526" be held at the City Hall on November 15, 2004, at 7:00 p.m.

RES.R04-2698

Carried

## COMMERCIAL/INDUSTRIAL/AGRICULTURAL

### CLOVERDALE/CLAYTON

#### 16. 7904-0297-00; 7904-0297-01

**5510 - 180 Street and 5235 - 184 Street**

**Tom Bunting, Bunting Coady Architects/Kwantlen University College**

Development Permit/Development Variance Permit

*Development Permit to establish a general development scheme and allow the construction of approximately 17,500 m<sup>2</sup> floor area for Kwantlen University College Campus in Cloverdale. DVP to relax parking requirements.*

The General Manager of Planning & Development submitted a report concerning applications for a Development Permit and a Development Variance Permit on properties located at 5510 - 180 Street and 5235 - 184 Street.

The applicant is proposing:

- a Development Permit; and
- a Development Variance Permit to vary the following Zoning By-law regulation:
  - reduce the minimum parking requirements from 525 to 274 spaces

in order to establish the general development scheme and to allow the construction of approximately 17,500 sq. m. (188,375 sq. ft.) floor area representing Phase 1 of the Kwantlen University College Campus in 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 Hunt

Seconded by Councillor Steele

That:

1. Council authorize staff to draft Development Permit No. 7904-0297-00 generally in accordance with the attached drawing (Appendix II).
2. Council authorize staff to draft Development Permit No. 7904-0297-01 generally in accordance with the attached drawings (Appendix III).

3. Council approve Development Variance Permit No. 7904-0297-00 (Appendix IV), varying the following to proceed to Public Notification:
  - (a) to reduce the minimum number of on-site parking spaces from 525 spaces to 274 spaces.
4. Council instruct staff to resolve the following issues prior to final approval:
  - (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 statutory right of way to secure public rights of passage over the internal road connecting 180 Street and 184 Street;
  - (c) registration of a Section 219 Covenant to ensure a no build on portions of the lands that will be subject to subsequent Development Permit applications;
  - (d) submission of an acceptable tree survey and a statement regarding tree preservation;
  - (e) resolution of architectural and landscaping issues identified in the ADP minutes to the satisfaction of the General Manager, Planning and Development;
  - (f) submission of a landscaping cost estimate for Phase I to the specifications and satisfaction of the City Landscape Architect; and
  - (g) removal of all existing buildings and structures to the satisfaction of the General Manager, Planning & Development.

RES.R04-2699

Carried**RESIDENTIAL/INSTITUTIONAL****SOUTH SURREY**

17. **7903-0127-00**  
**15151 - 34 Avenue**  
**Bill Jenkins, Tristar Consulting/Sereno Homes Ltd., Inc. No. 668213**  
Rezoning/Development Permit  
*Rezone from RA and RS to RM-30. Development Permit to permit a 79-unit multiple residential development.*

The General Manager of Planning & Development submitted a report concerning an application for rezoning, and a Development Permit application on property located at 15151 - 34 Avenue.

The applicant is proposing:

- a rezoning from RA and RS to RM-30; and
- a Development Permit

in order to permit the development of a 79-unit multiple residential project.

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 "Suburban Residential Zone (RS)" (By-law No. 5942) and "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 reduce the amount of required indoor amenity space from 237 square metres (2,551 sq.ft.) to 219.7 square metres (2,365 sq.ft.);
3. Council authorize staff to draft Development Permit No. 7903-0127-00 in accordance with the attached drawings (Appendix II).
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) approval from the Ministry of Transportation;
  - (c) submission of an acceptable tree survey and a statement regarding tree preservation;
  - (d) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
  - (e) 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;

- (f) the applicant adequately address the impact of reduced indoor amenity space; and
- (g) registration of a statutory right-of-way for public access along the east and west pathways.

RES.R04-2700 Carried

It was Moved by Councillor Hunt  
 Seconded by Councillor Steele  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2004, No. 15527" pass its first reading.

RES.R04-2701 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, 2004, No. 15527" pass its second reading.

RES.R04-2702 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, 2004, No. 15527" be held at the  
 City Hall on November 15, 2004, at 7:00 p.m.

RES.R04-2703 Carried

**C. CORPORATE REPORTS**

**D. ITEMS TABLED BY COUNCIL**

**E. DELEGATIONS**

**F. CORRESPONDENCE**

**G. NOTICE OF MOTION**



**H. BY-LAWS**

## TO BE FILED

1. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1995, No. 12603"

5693-0229-00 - Yongnam & Myungkyoon Kim

C-L (BL 5942) to CHI (BL 12000) - 6019 - 196 Street - to permit the construction of a 300 sq.m. commercial building adjacent to an existing 590 sq.m. mixed use building.

Approved by Council: March 21, 1995

- \* Planning & Development advise that (see memorandum dated September 30, 2004 in by-law back-up) By-law No. 12603 should be filed as the application has been inactive for 2 ½ years and the applicant has not responded to the registered letter sent on July 23, 2004 advising that unless outstanding requirements were addressed within 30 days the file would be closed.

It was

Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That "Surrey Zoning By-law, 1993,

No. 12000, Amendment By-law, 1995, No. 12603" be filed.

RES.R04-2704

Carried

## INTRODUCTIONS

2. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15378"

7903-0245-00 - Newgen Whalley Properties Inc., c/o Focus Architecture  
(Carson Nofle)

CD (BL11380) to CD (BL12000) - 10433 - 134 Street (West Whalley Ring Road) - to permit the development of two low-rise and one high-rise multiple unit residential buildings in Surrey City Centre.

Approved by Council: June 7, 2004

- \* At the October 4, 2004 Regular Council meeting, this application was reconsidered and the recommendations approved. It is now in order for Council to approve 1st and 2nd readings and a Public Hearing date be set.



It was Moved by Councillor Hunt  
 Seconded by Councillor Tymoschuk  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2003, No. 15139" be finally adopted, signed by  
 the Mayor and Clerk, and sealed with the Corporate Seal.  
 RES.R04-2708 Carried

4. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15351"

7903-0334-00 - Robin and Marion Codrington-Hobkirk, & Cloverdale  
 Developments Inc., c/o John Milner

A-1 (BL 12000) to RC (BL 12000) - 16248, 16328 & 16344 -59 Avenue;  
 Titled Road, Portions of 59 Avenue and Portions of 164 Street - to permit  
 the development of approximately 51 clustered suburban single family lots  
 with an open space buffer adjacent to the ALR.

Councillor Bose left the meeting at 5:32 p.m. due to a potential conflict of interest as his  
 family has property holdings in the immediate vicinity.

Approved by Council: April 19, 2004

**Note:** A Development Permit (7903-0334-00) on the site is to be considered for  
 Final Approval under Items I.1(c).

\* Planning & Development advise that (see memorandum dated October 12, 2004  
 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 Hunt  
 Seconded by Councillor Tymoschuk  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2004, No. 15351" be finally adopted, signed by  
 the Mayor and Clerk, and sealed with the Corporate Seal.  
 RES.R04-2709 Carried

Councillor Bose returned to the meeting at 5:33 p.m.

5. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15445"

7904-0102-00 - Bacara Developments Ltd., c/o Abcor Properties Inc.

RA (BL 12000) to CD (BL 12000) - 18850, 18860 and 18908 - 72 Avenue  
 - to permit the development of approximately 96 townhouse units with

limited retail/service uses, as an optional use, within approximately 16 units fronting 72 Avenue in East Clayton.

Approved by Council: July 5, 2004

**Note:** A Development Permit (7904-0102-00) on the site is to be considered for Final Approval under Items I. 1(f).

It was Moved by Councillor Hunt  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2004, No. 15445" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R04-2710 Carried with Councillor Bose against.

- 6. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 95 Amendment By-law, 2004, No. 15334"

7903-0072-00 - 668786 B.C. Ltd., c/o H.Y. Engineering Ltd. (Richard Brooks)

To authorize the redesignation of portions of the properties located at 9184 - 162 Street and 9157 - 164 Street from Suburban (SUB) to Urban (URB).

Approved by Council: March 22, 2004

This by-law is proceeding in conjunction with By-laws 15335A & 15335B.

It was Moved by Councillor Hunt  
Seconded by Councillor Steele  
That "Surrey Official Community Plan  
By-law, 1996, No. 12900, No. 95 Amendment By-law, 2004, No. 15334" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R04-2711 Carried with Councillor Bose against.

- 7. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15335A"

7903-0072-00 - 668786 B.C. Ltd., c/o H.Y. Engineering Ltd. (Richard Brooks)

A-1 (BL 12000) to RF (BL 12000) - Portions of 9184 - 162 Street and 9157 - 164 Street - to allow subdivision into approximately 31 urban suburban residential lots and 29 suburban residential lots for By-laws 15335A and 15335B.

Approved by Council: March 22, 2004

This by-law is proceeding in conjunction with By-laws 15334 & 15335B.

It was Moved by Councillor Hunt  
 Seconded by Councillor Steele  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2004, No. 15335A" be finally adopted, signed  
 by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R04-2712

Carried with Councillor Bose against.

8. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004,  
 No. 15335B"

7903-0072-00 - 668786 B.C. Ltd., c/o H.Y. Engineering Ltd. (Richard Brooks)

A-1 (BL 12000) to CD (BL 12000) - Portions of 9184 - 162 Street and  
 9157 - 164 Street - to allow subdivision into approximately 31 urban  
 suburban residential lots and 29 suburban residential lots for By-laws  
 15335A and 15335B.

Approved by Council: March 22, 2004

This by-law is proceeding in conjunction with By-laws 15334 & 15335A.

**Note:** A Development Permit (7903-0072-00) on the site is to be considered for  
 Final Approval under Items I.1(d).

- \* Planning & Development advise that (see memorandum dated October 14, 2004  
 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.
- \* In addition, the April 5, 2004 Regular Council-Public Hearing meeting, Council  
 passed the following resolution:

"That the matter of traffic calming and the effect on wells in the area be addressed  
 prior to final adoption."

In response, Planning & Development advise that the Engineering Department  
 has confirmed that traffic calming measures have been incorporated into the  
 Servicing Agreement. In addition, the applicant has commissioned a consultant to  
 undertake a hydrological assessment which has been accepted by the Engineering  
 Department. For details on the specific traffic calming measures and results of  
 the hydrological assessment, please refer to the Engineering Department  
 memorandum in by-law back-up.

It was Moved by Councillor Hunt  
 Seconded by Councillor Steele  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2004, No. 15335B" be finally adopted, signed by  
 the Mayor and Clerk, and sealed with the Corporate Seal.  
 RES.R04-2713 Carried with Councillor Bose against.

9. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003, No. 15251"  
 7902-0362-00 - 663041 BC Ltd., Charanjit and Inderjit Rattan,  
 c/o Coastland Engineering & Surveying Ltd.

RA (BL 12000) to RF (BL 12000) - 10940 and 10970 - 156 Street - to  
 permit the development of approximately nine single family lots while  
 retaining the existing homes.

Approved by Council: December 15, 2003

- \* Planning & Development advise that (see memorandum dated October 13, 2004  
 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 Hunt  
 Seconded by Councillor Steele  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2003, No. 15251" be finally adopted, signed by  
 the Mayor and Clerk, and sealed with the Corporate Seal.  
 RES.R04-2714 Carried

## I. CLERK'S REPORT

### 1. Formal Approval of Development Permits

- (a) **Development Permit No. 7904-0311-00**  
**Jun Kwan/Jun Jaw Kwan and Lancy Ngan Kam Kwan**  
 2336/2338 King George Highway

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

"That Development Permit No. 7904-0311-00 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."

It was Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That Development Permit

No. 7904-0311-00 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.R04-2715

Carried

- (b) **Development Permit No. 7904-0082-00**  
**Peter Chu/Linda, Paul and Juanita Manning**  
19188 - 94 Avenue

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

"That Development Permit No. 7904-0082-00 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."

It was Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That Development Permit

No. 7904-0082-00 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.R04-2716

Carried

- (c) **Development Permit No. 7903-0334-00**  
**John Milner/Robin Charles & Marion Daisy Codrington-Hobkirk,**  
**Cloverdale Developments Inc.**  
Portions of 16248, 16328 and 16344 - 59 Avenue

Councillor Bose left the meeting at 5:52 due to a potential conflict of interest as his family has property holdings in the immediate vicinity.

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

"That Development Permit No. 7903-0334-00 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 15351 under Item H.4.

It was  
Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That Development Permit

No. 7903-0334-00 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.R04-2717

Carried with Councillor Villeneuve against.

Councillor Bose returned to the meeting at 5:53.

- (d) **Development Permit No. 7903-0072-00**  
**Richard Brooks, H.Y. Engineering Ltd./668786 BC Ltd.**  
Portion of 9157 - 164 Street

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

"That Development Permit No. 7903-0072-00 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-laws 15335B under Items H.8.

It was  
Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That Development Permit

No. 7903-0072-00 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.R04-2718

Carried



- (e) **Development Permit No. 7904-0271-00**  
**Joe Dhaliwal/Mainland Demo Contracting Ltd.**  
 12905 – 80 Avenue

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

"That Development Permit No. 7904-0271-00 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."

It was Moved by Councillor Hunt  
 Seconded by Councillor Tymoschuk  
 That Development Permit  
 No. 7904-0271-00 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.R04-2719

Carried with Councillor Bose against.

- (f) **Development Permit No. 7904-0102-00**  
**Bacara Developments Ltd./Benchmark Management Ltd. and Progressive Construction Ltd.**  
 18850, 18860 and 18908 - 72 Avenue

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

"That Development Permit No. 7904-0102-00 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 15445 under H.5.

It was Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That Development Permit

No. 7904-0102-00 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.R04-2720

Carried

- (g) **Development Permit No. 7904-0266-00**  
**Brian Wakelin, Busby & Associates/City of Surrey**  
14245 - 56 Avenue

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

"That Development Permit No. 7904-0266-00 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."

It was Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That Development Permit

No. 7904-0266-00 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.R04-2721

Carried

**J. OTHER BUSINESS**

**1. White Rock Sport and Imports on King George Highway and Crescent Road**

Councillor Bose commented on the frustration surrounding by-law enforcement with respect to a portion of the above property being used for wrecking yard purposes and the issue of a rezoning application on the site in limbo.

It was Moved by Councillor Bose  
 Seconded by Councillor Villeneuve  
 That the matter be reviewed and reported on  
 at the earliest possible date advising Council whether the by-law should be filed  
 or some other means found of enforcing the current rezoning by-law, and have the  
 project moved forward.

RES.R04-2722

Carried

**2. School Impact Report**

Councillor Priddy noted that the Planning Reports now include School Impact information and thanked staff for this information.

**K. ADJOURNMENT**

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

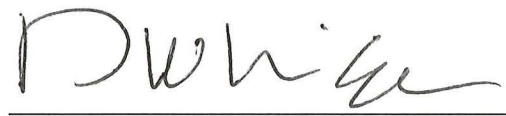
RES.R04-2723

Carried

The Regular Council- Land Use meeting adjourned at 5:56 p.m.

Certified Correct:

  
 \_\_\_\_\_  
 City Clerk

  
 \_\_\_\_\_  
 Mayor