



# City of Surrey

## Regular Council - Land Use

### Minutes

Council Chamber  
City Hall  
14245 - 56 Avenue  
Surrey, B.C.  
MONDAY, NOVEMBER 1, 2004  
Time: 5:08 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, Finance, Technology & HR  
General Manager, Engineering  
General Manager, Parks, Recreation & Culture  
Manager, Long Range Planning & Policy  
Development  
Manager, Area Planning Division  
Manager, North Surrey Section  
Manager, South Surrey Section  
Land Development Engineer  
City Solicitor

#### A. ADOPTION OF MINUTES

#### B. LAND USE APPLICATIONS

#### COMMERCIAL/INDUSTRIAL/AGRICULTURAL

#### FLEETWOOD/GUILDFORD

1. **7904-0359-00**  
**10422 - 168 Street**  
**Steve Bouwhuis/Abbey Place Development Ltd.**  
Rezoning  
*To amend CD By-law No. 13310 in order to allow an indoor recreational facility as a permitted use.*

The General Manager of Planning & Development submitted a report concerning an application for rezoning on property located at 10422 - 168 Street.

The applicant is proposing:

- to amend CD By-law No. 13310

in order to allow an indoor recreational facility as a permitted use in an existing neighbourhood commercial building in Fraser Heights.

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 a By-law be introduced to amend  
Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1997, No. 13310,  
Amendment By-law, 1999, No. 13749 and a date be set for Public Hearing  
(Appendix V).

RES.R04-2789 Carried

It was Moved by Councillor Villeneuve  
Seconded by Councillor Watts  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 1997, No. 13310 Amendment By-law, 1999,  
No. 13749, Amendment By-law, 2004, No. 15529" pass its first reading.

RES.R04-2790 Carried

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

It was Moved by Councillor Villeneuve  
Seconded by Councillor Watts  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 1997, No. 13310 Amendment By-law, 1999,  
No. 13749, Amendment By-law, 2004, No. 15529" pass its second reading.

RES.R04-2791 Carried

It was then Moved by Councillor Villeneuve  
Seconded by Councillor Watts  
That the Public Hearing on "Surrey Zoning  
By-law, 1993, No. 12000, Amendment By-law, 1997, No. 13310 Amendment  
By-law, 1999, No. 13749, Amendment By-law, 2004, No. 15529" be held at the  
City Hall on November 15, 2004, at 7:00 p.m.

RES.R04-2792 Carried

**2. 7903-0411-00**  
**16590 - 96 Avenue**  
**Judy McPherson/Peter and Hilda Klassen**  
Restrictive Covenant Amendment

*To amend the Restrictive Covenant to permit a dwelling unit and a community service use on site in addition to the limited commercial uses currently permitted.*

The General Manager of Planning & Development submitted a report concerning an application to amend the Restrictive Covenant on property located at 16590 - 96 Avenue.

The applicant is proposing:

- a Restrictive Covenant amendment

in order to allow a community service use limited to a women's resource centre as a principal use and a dwelling unit as an accessory use, in addition to the limited commercial uses currently permitted.

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 Tymoschuk  
That:

1. Council approve the applicant's request to amend the Restrictive Covenant registered on title to permit a community service use limited to a women's resource centre as a principal use and a dwelling unit as an accessory use, and a date be set for a Public Information Meeting in the form of a Public Hearing.
2. Council instruct the City Clerk to extend the public notification boundaries to include 164 Street to 168 Street and 96 Avenue south to 92 Avenue.
3. 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) approval from the Fraser Health Authority for alternate sewage disposal.

RES.R04-2793

Carried

### SURREY CITY CENTRE/WHALLEY

3. **7904-0210-00**  
**10663 King George Highway**  
**Mark Ankenman and Darrin Collie/Toor & Pattar Enterprises,**  
**Wadala Enterprises**  
Development Permit/Development Variance Permit  
*Development Permit to permit construction of a two-storey commercial building.*  
*Development Variance Permit to relax setbacks.*

The General Manager of Planning & Development submitted a report concerning applications for a Development Permit and a Development Variance Permit on property located at 10663 King George Highway.

The applicant is proposing:

- a Development Permit; and
- a Development Variance Permit to relax the following Zoning By-law regulations:
  - to relax the front yard setback of the C-8 Zone from 7.5 m (25 ft.) to 4.0 m (14 ft.);
  - to permit canopies to extend up to 1.5 metres (5 ft.) into the front yard setback; and
  - to relax the northern side yard setback of the C-8 Zone from 7.5 m (25 ft.) to 0.0

in order to permit the development of a two-storey commercial building in Surrey City Centre.

**Applicant's Representative, Ankenman & Associates**

The applicant's representative was in attendance and commented that his firm had been asked to develop the project based on the current zoning. He continued that the parking that would be available on site is in direct response to the area in terms of the amount of parking stalls that would be allowed. He noted that they could not add more density to the project based on the amount of parking allowed on site.

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 Higginbotham  
That:

1. Council authorize staff to draft Development Permit No. 7904-0210-00 in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7904-0210-00 (Appendix V), varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum front yard setback of the C-8 Zone from 7.5 m (25 ft.) to 4.0 m (14 ft.);
  - (b) to vary the definition of setback in the Zoning By-law to permit canopies to extend up to 1.5 metres (5 ft.) into the front yard setback; and
  - (c) to reduce the minimum northern side yard setback of the C-8 Zone from 7.5 m (25 ft.) to 0.0.
3. 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 landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect.

RES.R04-2794

Defeated with Mayor McCallum,  
Councillors Bose, Villeneuve, Steele and  
Priddy against.

## RESIDENTIAL/INSTITUTIONAL

### CLOVERDALE

#### 4. 7903-0464-00

**Portion of 6782 - 192 Street**

**Aplin & Martin Consultants Ltd./472647 B.C. Ltd., Inc. No. 472647**

NCP Amendment/Rezoning

*Amend a portion of the NCP from Low Density to Medium Density. Rezone a portion from RA to RF-9C to allow subdivision into approximately forty (40) small single family lots and one (1) remainder lot in East Clayton.*

The General Manager of Planning & Development submitted a report concerning an application for rezoning, and an application to amend the Neighbourhood Concept Plan on property located at portion of 6782 - 192 Street.

The applicant is proposing:

- an NCP amendment for a portion from Low Density (6 - 10 upa) to Medium Density (10 - 15 upa); and
- a rezoning of a portion from RA to RF-9C

in order to allow subdivision into approximately forty (40) small single family lots and one (1) remainder lot in East Clayton.

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 a portion 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) 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; and
  - (c) submission of an acceptable tree survey and a statement regarding tree preservation.
3. Council pass a resolution to amend the East Clayton Neighbourhood Concept Plan (NCP) to redesignate a portion of the site from Low Density (6 - 10 upa) to Medium Density (10 - 15 upa) when the project is considered for final adoption.

RES.R04-2795

Carried

It was

Moved by Councillor Hunt  
 Seconded by Councillor Tymoschuk  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2004, No. 15530" pass its first reading.

RES.R04-2796

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. 15530" pass its second reading.

RES.R04-2797

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. 15530" be held at the  
 City Hall on November 15, 2004, at 7:00 p.m.

RES.R04-2798

Carried

**FLEETWOOD/GUILDFORD****5. 7903-0315-00****10625 - 144 Street****Mainland Engineering/Navin Varshney and Malkit Swaich**

Rezoning/Development Permit

*Rezone from RF to RM-D in order to allow subdivision into 2 duplex lots.**A Development Permit to allow development of 2 duplexes.*

The General Manager of Planning & Development submitted a report concerning an application for rezoning, and a Development Permit application on property located at 10625 - 144 Street.

The applicant is proposing:

- a rezoning from RF to RM-D; and
- a Development Permit

in order to allow subdivision into 2 duplex lots and permit the development of 2 duplexes.

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 property from "Single Family Residential Zone (RF)" (By-law No. 12000) to "Duplex Residential Zone (RM-D)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7903-0315-00 generally in accordance with the attached drawings (Appendix III).
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 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 for shared driveway access off of 144 Street for all units; and
- (f) resolution to all outstanding design issues to the satisfaction of the City Architect.

RES.R04-2799

Carried

It was

Moved by Councillor Hunt  
 Seconded by Councillor Tymoschuk  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2004, No. 15531" pass its first reading.

RES.R04-2800

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. 15531" pass its second reading.

RES.R04-2801

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. 15531" be held at the  
 City Hall on November 15, 2004, at 7:00 p.m.

RES.R04-2802

Carried**6. 7903-0198-00****9405 - 159A Street****John and Priscilla Krueger**

Rezoning/Development Variance Permit

*Rezone from RA to RF to allow subdivision into two single family lots.**Development Variance Permit to relax the rear yard setback in order to retain an existing home on proposed Lot 1.*

The General Manager of Planning & Development submitted a report concerning an application for rezoning, and a Development Variance Permit application on property located at 9405 - 159A Street.

The applicant is proposing:

- a rezoning from RA to RF; and



- a Development Variance Permit to vary the following by-law regulation:
  - reduce the minimum rear yard setback of the RF Zone from 7.5 metres (25 ft.) to 7.0 metres (22 ft.)

in order to allow subdivision into two (2) single family lots and retain the existing house.

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 approve Development Variance Permit No. 7903-0198-00 (Appendix VII), varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum rear yard setback of the RF Zone from 7.5 metres (25 ft.) to 7 metres (22 ft.) for proposed Lot 1.
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 tree survey and a statement regarding tree preservation; and
  - (d) approval of Development Variance Permit No. 7903-0198-00.

RES.R04-2803

Carried

It was

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

No. 12000, Amendment By-law, 2004, No. 15532" pass its first reading.

RES.R04-2804

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. 15532" pass its second reading.  
RES.R04-2805 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. 15532" be held at the  
City Hall on November 15, 2004, at 7:00 p.m.  
RES.R04-2806 Carried

## COMMERCIAL/INDUSTRIAL/AGRICULTURAL

### NEWTON

7. **7904-0287-00**  
**6280 - 120 Street**  
**Simon Bonnetemaker/Ed Klassen Pontiac Buick GMC (1994) Ltd.**  
Development Permit  
*To permit exterior renovations and a minor addition to an existing automotive dealership.*

The General Manager of Planning & Development submitted a report concerning an application for a Development Permit on property located at 6280 - 120 Street.

The applicant is proposing:

- a Development Permit;

in order to permit the exterior renovations and a minor addition to an existing automotive dealership.

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 Council approve the attached  
Development Permit No. 7904-0287-00 (Appendix III), 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.R04-2807 Carried

**RESIDENTIAL/INSTITUTIONAL****NEWTON**

8. **7904-0143-00**  
**14632 - 58 Avenue and 5786 - 146 Street**  
**Clarence Arychuk, Hunter Laird Engineering Ltd./Raveen Sangha;**  
**Jaswant Sangha and Parmjit Sangha**  
Rezoning  
*From RH to RF and CD to permit subdivision into 6 single family lots.*

The General Manager of Planning & Development submitted a report concerning an application for rezoning on properties located at 14632 - 58 Avenue and 5786 - 146 Street.

The applicant is proposing:

- a rezoning from RH to RF and CD

in order to allow subdivision into 6 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 Higginbotham  
Seconded by Councillor Hunt  
That:

1. a By-law be introduced to rezone Block A from "Half-Acre Residential Zone (RH)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
2. a By-law be introduced to rezone Block B from "Half-Acre Residential Zone (RH)" (By-law No. 12000) to "Single Family Residential Zone (RF)" (By-law No. 12000) and a date be set for Public Hearing.
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 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.R04-2808

Carried

It was

Moved by Councillor Hunt  
Seconded by Councillor Higginbotham  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2004, No. 15533A" pass its first reading.

RES.R04-2809

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. 15533A " pass its second reading.

RES.R04-2810

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. 15533A" be held at the  
City Hall on November 15, 2004, at 7:00 p.m.

RES.R04-2811

Carried

It was

Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2004, No. 15533B" pass its first reading.

RES.R04-2812

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. 15533B" pass its second reading.

RES.R04-2813

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. 15533B" be held at the  
City Hall on November 15, 2004, at 7:00 p.m.

RES.R04-2814

Carried

9. **7903-0412-00**  
**12715 - 60 Avenue**  
**Aplin & Martin Consultants Ltd./Charan K. Hayer and Kulwant S. Chohan**  
**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 12715 - 60 Avenue.

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 Higginbotham  
Seconded by Councillor Hunt  
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;
  - (c) submission of an acceptable tree survey and a statement regarding tree preservation; and
  - (d) approval from the Ministry of Transportation.

RES.R04-2815

Carried with Councillor Bose against

It was Moved by Councillor Higginbotham  
 Seconded by Councillor Hunt  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2004, No. 15534" pass its first reading.  
 RES.R04-2816 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 Hunt  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2004, No. 15534" pass its second reading.  
 RES.R04-2817 Carried with Councillor Bose against.

It was then Moved by Councillor Higginbotham  
 Seconded by Councillor Hunt  
 That the Public Hearing on "Surrey Zoning  
 By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15534" be held at the  
 City Hall on November 15, 2004, at 7:00 p.m.  
 RES.R04-2818 Carried

### SOUTH SURREY

10. **7904-0224-00**  
**14019 - 34 Avenue**  
**Ken Jensen/Ellmer Raaen**  
 Rezoning  
*From RA to CD to permit subdivision into 8 single family lots with a minimum lot area of 1,600 m<sup>2</sup> (17,200 sq.ft.).*

The General Manager of Planning & Development submitted a report concerning an application for rezoning on property located at 14019 - 34 Avenue.

The applicant is proposing:

a rezoning from RA to CD

in order to allow subdivision into 8 single family lots with a minimum lot area of 1,600 m<sup>2</sup> (17,200 sq.ft.).

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 Steele  
That:

1. a By-law be introduced to rezone the property 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.
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, and landscaping cost estimate to the Landscape Division.
3. Council pass a resolution to amend the Semiahmoo Local Area Plan to redesignate the land from One-Acre Residential to Half-Acre Residential prior to final adoption of the rezoning by-law.

RES.R04-2819

Carried

It was Moved by Councillor Hunt  
Seconded by Councillor Higginbotham  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2004, No. 15535" pass its first reading.

RES.R04-2820

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. 15535" pass its second reading.

RES.R04-2821

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. 15535" be held at the  
 City Hall on November 15, 2004, at 7:00 p.m.  
 RES.R04-2822 Carried

**11. 7900-0076-00**

**2810 - 140 Street**

**Ken Johnson/British Group Construction Ltd., Inc. No. 310833**

Rezoning/Development Variance Permit

*Rezone from RA to RH-G to allow subdivision into 7 single family residential lots.  
 Development Variance Permit to vary road construction works along 28 Avenue.*

The General Manager of Planning & Development submitted a report concerning an application for rezoning, and a Development Permit application on property located at 2810 - 140 Street.

The applicant is proposing:

- a rezoning from RA to RH-G; and
- a Development Variance Permit to vary the following by-law regulations:
  - to vary road construction works standards along 28 Avenue

in order to allow a subdivision into 7 single family residential lots.

**Ken Johnson, British Group Construction Ltd.**

Ken Johnson was in attendance and commented that this is a 2000 application but noted that the property was acquired this year. He added that after meeting with Planning & Development staff, two issues were raised: density or interfacing of the property to the south and the potential opening of 28 Avenue. He continued that the density issue had been dealt with by relaxing the application from 9 to 7 single family lots. He noted that he had talked with the neighbourhood regarding the potential opening of 28 Avenue and stated that there had been an objection by the area residents. He added that only those residents on the west side of 141 Street, 28 Avenue and 2 property owners on the east side of the ravine were approached to sign the petition. He noted that maps were attached to the petition.

It was Moved by Councillor Villeneuve  
 Seconded by Councillor Steele  
 That the petition submitted by Ken Johnson  
 be received.  
 RES.R04-2823 Carried

Mr. Johnson commented that the residents do not want 28 Avenue pushed through to Northcrest Drive and stated that the City does not have this proposal on the Ten-Year plan. He added that if 28 Avenue were pushed through, a bridge of



some sort would have to be erected across the ravine. He requested that Council deny Item No. 1 and support the Development Variance Permit as outlined in Item 2. He added that he did not wish to build the driveway access on the road right-of-way as requested by the Engineering Department and noted that he did not believe cash-in-lieu is appropriate given the fact that there is strong opposition in the neighbourhood to the potential opening of 28 Avenue in the future. He pointed out that there is a plan to retain numerous trees on the site.

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 Higginbotham  
That:

1. a By-law be introduced to rezone the property from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Half-Acre Residential Gross Density Zone (RH-G)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council deny Development Variance Permit No. 7900-0076-00 (Appendix VIII), varying the following:
  - (a) to waive the requirement of the Surrey Subdivision & Development By-law to provide road works along 28 Avenue east of 141 Street.
3. The applicant be requested to construct the portion of 28 Avenue up to the eastern boundary of proposed Lot 7 and provide cash-in-lieu of construction for the remaining portion of 28 Avenue fronting the proposed open space (Appendix XII).
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) input from the Department of Fisheries;
  - (d) submission of an acceptable tree survey and a statement regarding tree preservation; and
  - (e) ensure that maintenance of the parkland is addressed to the satisfaction of the Parks, Recreation and Culture Department.

Before the motion was put:

It was Moved by Councillor Hunt  
Seconded by Councillor Higginbotham  
That the above motion be amended by  
deleting Items 2 and 3, and inserting:

The applicant be required to provide cash-in-lieu of construction of curbs  
and gutters along 28 Avenue from 140 Street to 141 Street.

RES.R04-2823A Carried

The main motion, as amended, was put and:-  
RES.R04-2824 Carried

It was Moved by Councillor Hunt  
Seconded by Councillor Higginbotham  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2004, No. 15536" pass its first reading.  
RES.R04-2825 Carried

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

It was Moved by Councillor Hunt  
Seconded by Councillor Higginbotham  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2004, No. 15536" pass its second reading.  
RES.R04-2826 Carried

It was then Moved by Councillor Hunt  
Seconded by Councillor Higginbotham  
That the Public Hearing on "Surrey Zoning  
By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15536" be held at the  
City Hall on November 15, 2004, at 7:00 p.m.  
RES.R04-2827 Carried

## SURREY CITY CENTRE/WHALLEY

12. **7903-0041-00**  
**9620 - 120 Street**  
**Oleg Verbenkov, c/o Pacific Land Resource Group, David Purcell-Chung.**  
**c/o Pacific Land Resource Group/Shell Canada Limited, Inc. No. 48164A**  
Rezoning/Development Permit/Development Variance Permit  
*Rezone from CG-2, CHI and C-8 to CD and Development Permit to allow the  
development of a new combined gasoline service station with convenience store  
and carwash. Development Variance Permit to vary signage.*

The General Manager of Planning & Development submitted a report concerning applications for a Development Permit, a Development Variance Permit, and a rezoning on property located at 9620 - 120 Street.

The applicant is proposing:

- a rezoning from CG-2, CHI and C-8 to CD;
- a Development Permit; and
- a Development Variance Permit to vary the following Sign By-law regulation:
  - the number of fascia signs permitted on the car wash building from two (2) to three (3)

in order to permit the redevelopment of the existing gasoline service station and carwash into a new combined gasoline service station, with convenience store and carwash.

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 "Combined Service Gasoline Station Zone (CG-2)" (By-law No. 12000), "Highway Commercial Industrial Zone (CHI)" (By-law No. 12000) and "Community Commercial Zone (C-8)" (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. 7903-0041-00 in general accordance with the attached drawings (Appendix II).
3. Council approve Development Variance Permit No. 7903-0041-00 (Appendix VII), varying the following Sign By-law regulation, to proceed to Public Notification:
  - (a) To vary the number of fascia signs permitted on the carwash building from two (2) to three (3).
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 road dedication plan to the satisfaction of the Approving Officer;
- (c) submission of revised architectural plans reflecting new fencing details, to the satisfaction of the City Architect; and
- (d) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect.

RES.R04-2828

Carried

It was

Moved by Councillor Hunt  
 Seconded by Councillor Tymoschuk  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2004, No. 15537" pass its first reading.

RES.R04-2829

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. 15537" pass its second reading.

RES.R04-2830

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. 15537" be held at the  
 City Hall on November 15, 2004, at 7:00 p.m.

RES.R04-2831

Carried**RESIDENTIAL/INSTITUTIONAL****CLOVERDALE/CLAYTON****13. 7903-0354-00****Portion of 6782 - 192 Street****Aplin & Martin Consultants Ltd./472647 B.C. Ltd., Inc. No. 472647**

NCP Amendment/Rezoning/Development Permit/Development Variance Permit  
*Amend NCP and rezone a portion from RA to RM-30 and Development Permit to  
 allow the development of approximately 59 townhouse units in East Clayton.  
 DVP to vary setbacks and parking regulation.*

The General Manager of Planning & Development submitted a report concerning  
 an application to amend the Neighbourhood Concept Plan, a rezoning application,

and applications for a Development Permit and a Development Variance Permit on property located on a portion of 6782 - 192 Street.

The applicant is proposing:

- an NCP amendment on a portion from Low Density (6-10 upa) to Medium-High Density (15-25 upa);
- a rezoning from RA to RM-30;
- a Development Permit; and
- a Development Variance Permit to vary the following Zoning By-law regulations:
  - the minimum front yard setback of the RM-30 Zone along 192 Street be reduced from 7.5 metres (25 ft.) to 5.5 metres (18 ft.);
    - the minimum front yard setback of the RM-30 Zone along 193 Street be reduced from 7.5 metres (25 ft.) to 3.1 metres (10 ft.);
    - the minimum side yard flanking street (north) setback of the RM-30 Zone be reduced from 7.5 metres (25 ft.) to 3.4 metres (11 ft.);
    - the minimum side yard (south) setback of the RM-30 Zone be reduced from 7.5 metres (25 ft.) to 3.7 metres (12 ft.); and
    - to allow one (1) parking space within the setback area

in order to permit the development of approximately 59 townhouse units in East Clayton.

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 a portion of the property 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 (Appendix I).
2. Council approve the applicant's request to eliminate the required indoor amenity space.
3. Council authorize staff to draft Development Permit No. 7903-0354-00 generally in accordance with the attached drawings (Appendix II).

4. Council approve Development Variance Permit No. 7903-0354-00 (Appendix VI), varying the following to proceed to Public Notification:
  - (a) the minimum front yard setback of the "Multiple Residential 30 Zone (RM-30)" along 192 Street be reduced from 7.5 metres (25 ft.) to 5.5 metres (18 ft.);
  - (b) the minimum front yard setback of the "Multiple Residential 30 Zone (RM-30)" along 193 Street be reduced from 7.5 metres (25 ft.) to 3.1 metres (10 ft.);
  - (c) the minimum side yard flanking street (north) setback of the "Multiple Residential 30 Zone (RM-30)" be reduced from 7.5 metres (25 ft.) to 3.4 metres (11 ft.);
  - (d) the minimum side yard (south) setback of the "Multiple Residential 30 Zone (RM-30)" be reduced from 7.5 metres (25 ft.) to 3.7 metres (12 ft.); and
  - (e) to allow one (1) parking space within the setback area.
  
5. 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 revised architectural and landscaping plans, with respect to site grading, to the satisfaction of the City Urban Designer and City Landscape Architect.
  - (d) submission of an acceptable tree survey and a statement regarding tree preservation;
  - (e) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
  - (f) the applicant adequately address the impact of no indoor amenity space; and
  - (g) removal of all existing buildings and structures to the satisfaction of the Building Division.

6. Council pass a resolution to amend the East Clayton NCP to redesignate a portion of the land from Low Density (6 - 10 upa) to Medium-High Density (15 - 25 upa) when the project is considered for final adoption.

RES.R04-2832 Carried

It was Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2004, No. 15538" pass its first reading.

RES.R04-2833 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. 15538" pass its second reading.

RES.R04-2834 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. 15538" be held at the  
City Hall on November 15, 2004, at 7:00 p.m.

RES.R04-2835 Carried

#### APPLICATIONS REFERRED BY COUNCIL

14. **7903-0297-00**  
**18434 - 64 Avenue**  
**Darrin Collie/Coventry Development Ltd.**  
Rezoning/Development Permit  
*Rezone from RA to CD. 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.

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 this application be approved to proceed  
to Public Hearing, and that:

1. a By-law be introduced to rezone the property from "One-Acre Residential Zone (RA (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and date be set for Public Hearing (Appendix II).
2. Council authorize staff to draft Development Permit No. 7903-0279-00 generally in accordance with the attached drawings (Appendix III), should the rezoning by-law be granted Third Reading after Public Hearing.
3. Council instruct staff to resolve the following issues prior to final adoption, should the rezoning by-law be granted Third Reading after Public Hearing:
  - (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) 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 Covenant to restrict the hours of operation from 7:00 a.m. to 11:00 p.m.;
  - (f) removal of all existing buildings and structures to the satisfaction of the General Manager, Planning & Development;
  - (g) submission of signage details (type and location) to the satisfaction of the General Manager, Planning & Development; and



- (h) registration of a Section 219 Covenant to restrict access at 64 Avenue and 184 Street to right-in and right-out only.

RES.R04-2836 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, 2004, No. 15523" pass its first reading.

RES.R04-2837 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, 2004, No. 15523" pass its second reading.

RES.R04-2838 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, 2004, No. 15523" be held at the  
City Hall on November 15, 2004, at 7:00 p.m.

RES.R04-2839 Carried

**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, 2004, No. 15509"

7904-0277-00 - Various Owners, c/o David Danyluck

CD (BL 13088) to CD (BL 12000) - 1653 - 140 Street - to increase the maximum floor area ratio from 0.61 to 0.63.

Approved by Council: September 27, 2004

It was Moved by Councillor Higginbotham  
Seconded by Councillor Hunt  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2004, No. 15509" be finally adopted, signed by  
the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R04-2840

Carried

2. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2002, No. 14641,  
Amendment By-law, 2003, No. 15218, Amendment By-law, 2004, No. 15516"

7904-0239-00 - R & D Maan Enterprises Inc., c/o Dr. Ravi Maan

To amend CD By-law 14641, as amended, by replacing Sub-section 2.B.1(h).  
This amendment is necessary to remove the retail use limit of 10% of the total  
floor area on the property located at 2828 - 152 Street.

Approved by Council: September 27, 2004

It was Moved by Councillor Higginbotham  
Seconded by Councillor Hunt  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2002, No. 14641, Amendment By-law, 2003,  
No. 15218, Amendment By-law, 2004, No. 15516" be finally adopted, signed by  
the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R04-2841

Carried with Councillor Bose against.

3. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15511"

7904-0314-00 - Asklepios Estates Ltd., Methers Properties Ltd., c/o Gordon Clark

CHI (BL 12000) to C-8 (BL 12000) - 5632 - 177B Street - to bring the  
existing commercial uses and siting into conformity and to allow a  
cosmetic laser treatment centre.

Approved by Council: September 27, 2004

It was Moved by Councillor Higginbotham  
Seconded by Councillor Hunt  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2004, No. 15511" be finally adopted, signed by  
the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R04-2842 Carried

- 4. "Surrey Official Community Plan By-law, 1996, No. 12900, Text No. 39  
Amendment By-law, 2003, No. 15165"

3900-20-15165/7902-0358-00 - Council Initiated Text Amendment

"Surrey Official Community Plan By-law, 1996, No. 12000" as amended, is further amended in Section 3.7 Land Use Designations and Permitted Zones by amending the Table by deleting "RM-19" and inserting "RM-23" under the column "Zone", and in Section 3.8 Performance Criteria by amending Figure 7 List of Zones by deleting "RM-19 Multiple Residential 19 Zone" and inserting "RM-23 Multiple Residential 23 Zone". These amendments are necessary to incorporate the "Multiple Residential 23 Zone (RM-23)" into the Official Community Plan.

Approved by Council: October 27, 2003

This by-law is proceeding in conjunction with By-laws 15166/15167A & 15167B.

It was Moved by Councillor Higginbotham  
Seconded by Councillor Hunt  
That "Surrey Official Community Plan  
By-law, 1996, No. 12900, Text No. 39 Amendment By-law, 2003, No. 15165" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R04-2843 Carried

- 5. "Surrey Zoning By-law, 1993, No. 12000, Text Amendment By-law, 2003,  
No. 15166"

3900-20-15166/7902-0358-00 - Council Initiated Text Amendment

To authorize amendments to "Surrey Zoning By-law, 1993, No. 12000" as amended, in the Index, Part 1 Definitions, Part 3 Zones - Section A, and Part 52 ; and new Part 21A Multiple Residential 23 Zone is inserted. These amendments are necessary to incorporate the "Multiple Residential 23 Zone (RM-23)" into Zoning By-law 12000.

Approved by Council: October 27, 2003

This by-law is proceeding in conjunction with By-laws 15165/15167A & 15167B.

It was Moved by Councillor Higginbotham  
Seconded by Councillor Hunt  
That "Surrey Zoning By-law, 1993,  
No. 12000, Text Amendment By-law, 2003, No. 15166" be finally adopted,  
signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R04-2844 Carried

- 6. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003,  
No. 15167A"

7902-0358-00 - Parklane Ventures (Provincetown) Ltd., and Philip McLean,  
c/o Parklane Properties Ltd.

A-1 (BL 5942), A-1 (BL 12000), RA (BL 12000) to RH-G, RF-G, RF,  
RF-12, RF-9, RM-23, and RM-15 (BL 12000) - 18084, 18132 and  
18194 Fraser Highway, 6814 - 176 Street, Portions of 6945 and  
6973 - 180 Street, Portions of 7000 and 7046 - 180 Street, Portions of  
180 Street to allow subdivision into approximately 203 single family lots  
and construction of 146 multiple dwelling units for By-laws 15167A and  
15167B.

Approved by Council: October 27, 2003

This by-law is proceeding in conjunction with By-laws 15165/15166/15167B.

It was Moved by Councillor Higginbotham  
Seconded by Councillor Hunt  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2003, No. 15167A" be finally adopted, signed  
by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R04-2845 Carried

- 7. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003,  
No. 15167B"

7902-0358-00 - Parklane Ventures (Provincetown) Ltd., and Philip McLean,  
c/o Parklane Properties Ltd.

A-1 and RA (BL 12000) to CD (BL 12000) - Portions of 7000 and  
7046 - 180 Street, 6945 and 6973 - 180 Street, Portions of 180 Street - to  
allow subdivision into approximately 203 single family lots and  
construction of 146 multiple dwelling units for By-laws 15167A and  
15167B.

Approved by Council: October 27, 2003

This by-law is proceeding in conjunction with By-laws 15165/15166/15167A.

**Note:** A Development Permit (7902-0358-00) on the site is to be considered for Final Approval under Item I.1(a).

- \* Planning & Development advise that (see memorandum dated October 29, 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.

At the November 17, 2003 Regular Council-Public Hearing meeting, Council passed the following resolution:

"That staff obtain input from the community and the developer to determine the means to mitigate traffic issues with respect to 68 Avenue".

In response, Council received Corporate Report R227 on September 7, 2004 and approved the recommendations that 68/68A Avenue be opened to Highway No. 15 (176 Street) to operate as a 2-lane collector road in accordance with the original North Cloverdale West Neighbourhood Concept Plan and traffic calming measures be constructed on 68/68A Avenue as outlined in the report.

- \* In addition, Planning & Development advise that it is now in order for Council to pass a resolution amending the North Cloverdale West Neighbourhood Concept Plan to redesignate portions of the land from Single Family Residential to Single Family Cluster (6 upa), Small Lots and Townhouse (15 upa), Single Family Cluster (6 upa) to Small Lots and Townhouse (10-12 upa) to Small Lots and Townhouse (15 upa).

It was  
Moved by Councillor Higginbotham  
Seconded by Councillor Hunt  
That Council amend the North Cloverdale  
West Neighbourhood Concept Plan to redesignate portions of the land from:

- Single Family Residential to Single Family Cluster (6 upa), Small Lots and Townhouse (15 upa);
- Single Family Cluster (6 upa) to Small Lots; and
- Townhouse (10 - 12 upa) to Small Lots and Townhouse (15 upa)

RES.R04-2846

Carried

It was  
 Moved by Councillor Higginbotham  
 Seconded by Councillor Hunt  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2003, No. 15167B" be finally adopted, signed by  
 the Mayor and Clerk, and sealed with the Corporate Seal.  
 RES.R04-2847 Carried

## I. CLERK'S REPORT

### 1. Formal Approval of Development Permits

- (a) **Development Permit No. 7902-0358-00**  
**Philip McLean, Parklane Ventures (Provinceton) Ltd.**  
**c/o Parklane Properties Ltd. (Mr. David Roppel)**  
 6945 - 180 Street (also shown as 6923 - 180 Street), 6973 - 180 Street,  
 7000 - 180 Street (also shown as 6928 - 180 Street), 7046 - 180 Street,  
 18084, 18132 & 18194 Fraser Highway and  
 Portions of 180 Street

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

"That Development Permit No. 7902-0358-00 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 Higginbotham  
 Seconded by Councillor Hunt  
 That Development Permit  
 No. 7902-0358-00 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.R04-2848 Carried

**Note:** See By-laws 15167B under Item H.7.

## J. OTHER BUSINESS

**K. ADJOURNMENT**

It was

Moved by Councillor Hunt  
Seconded by Councillor Higginbotham  
That the Regular Council - Land Use

meeting do now adjourn.

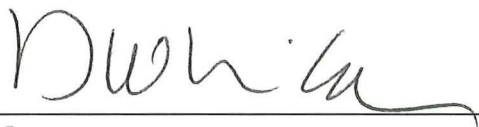
RES.R04-2849

Carried

The Regular Council- Land Use meeting adjourned at 6:06 p.m.

Certified Correct:

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

  
\_\_\_\_\_  
Mayor