



# City of Surrey

## Regular Council - Land Use

### Minutes

Council Chamber  
City Hall  
14245 - 56 Avenue  
Surrey, B.C.  
TUESDAY, SEPTEMBER 6, 2005  
Time: 4:30 p.m.

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**Present:**

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

**Absent:**

Councillor Tymoschuk

**Staff Present:**

City Manager  
City Clerk  
General Manager, Planning & Development  
General Manager, Engineering  
Manager, Area Planning & Development,  
North Division  
Manager, Area Planning & Development,  
South Division  
Manager, Land Development, Engineering  
City Solicitor

**Councillors Entering  
Meeting as Indicated:**

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**A. ADOPTION OF MINUTES**

**B. LAND USE APPLICATIONS**

**COMMERCIAL/INDUSTRIAL/AGRICULTURAL**

**CLOVERDALE/CLAYTON**

**1. 7905-0188-00**

**17910 Roan Place**

**Concept Muscle Cars/Roan Place Investment Inc.**

Partial Land Use Contract Discharge

*Partial discharge of Land Use Contract No. 38 to allow the underlying IL Zone to regulate the site.*

The General Manager of Planning & Development submitted a report concerning an application to allow a partial discharge Land Use Contract No. 38 on property located at 17910 Roan Place.

The applicant is proposing:

- a partial discharge of LUC No. 38

in order to allow the underlying Light Impact Industrial Zone (IL) to regulate 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 partially discharge Land Use Contract No. 38 and a date for Public Hearing be set.
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; and
  - (b) approval from the Ministry of Transportation and Highways.

RES.R05-2086 Carried

It was Moved by Councillor Hunt  
Seconded by Councillor Watts  
That "Surrey Land Use Contract No. 38, Authorization By-law, 1973, No. 4153 Partial Discharge By-law, 2005, No. 15825" pass its first reading.

RES.R05-2087 Carried

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

It was Moved by Councillor Hunt  
Seconded by Councillor Watts  
That "Surrey Land Use Contract No. 38, Authorization By-law, 1973, No. 4153 Partial Discharge By-law, 2005, No. 15825" pass its second reading.

RES.R05-2088 Carried

It was then Moved by Councillor Hunt  
Seconded by Councillor Watts  
That the Public Hearing on "Surrey Land Use Contract No. 38, Authorization By-law, 1973, No. 4153 Partial Discharge By-law, 2005, No. 15825" be held at the City Hall on September 19, 2005, at 7:00 p.m.

RES.R05-2089 Carried

2. **7905-0119-00**

**18418 - 53 Avenue**

**Glen Froese, Krahn Engineering/Jordash Investments**

Development Permit/Development Variance Permit

*Development Permit to permit construction of two warehouse buildings.*

*Development Variance Permit to vary the rear yard setback.*

The General Manager of Planning & Development submitted a report concerning applications for a Development Permit and a Development Variance Permit on property located at 18418 - 53 Avenue.

The applicant is proposing:

- a Development Permit; and
- a Development Variance Permit to vary the following by-law regulation:
  - reduce rear yard (south) setback of the IL Zone from 7.5 metres (25 ft.) to 3.35 metres (11 ft.)

in order to permit the development of two industrial buildings.

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

It was

Moved by Councillor Hunt

Seconded by Councillor Watts

That:

1. Council authorize staff to draft Development Permit No. 7905-0119-00 in accordance with the attached drawings (Appendix III).
2. Council approve Development Variance Permit No. 7905-0119-00 (Appendix V), varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum rear yard (south) setback of the IL Zone from 7.5 metres (25 ft.) to 3.35 metres (11 ft.).
3. Council instruct staff to resolve the following issue prior to approval:
  - (a) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect.

RES.R05-2090

Carried

3. **7905-0090-00**  
**18789 Fraser Highway**  
**Gerry Olma, Dennis Coates/Clayton Crossing Annex Ltd.**  
Liquor Permit - Neighbourhood Pub  
Food Primary Liquor License - Extension of Hours of Operation  
*Liquor permit to allow a neighbourhood pub with 183 indoor seats and 42 patio seats, together with a restaurant with 65 indoor seats and 46 patio seats, with extended hours of operation past midnight.*

The General Manager of Planning & Development submitted a report concerning an application for a Liquor Permit - Neighbourhood Pub, and Food Primary Liquor License - Extension of Hours of Operation on property located at 18789 Fraser Highway.

The applicant is proposing:

- a Liquor Primary License; and
- a Food Primary License with extended hours of operation

in order to permit a neighbourhood pub with 183 indoor seats and 42 patio seats, together with a restaurant with 65 indoor seats and 46 patio seats, with the following hours of operation for both establishments:

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 Higginbotham  
That:

1. a date for Public Hearing be set to solicit opinions from area residents regarding the proposed neighbourhood pub.
2. Council approve the following request for the proposed food primary liquor license to proceed to Public Notification:
  - (a) the extension of hours from 11:00 a.m. to 1:00 a.m. (Sunday through Thursday) and from 11:00 a.m. to 2:00 a.m. (Friday and Saturday).

RES.R05-2091

Carried with Councillors Priddy, Bose and Hunt against.

It was  
 7905-0090-00 be held at the City Hall on September 19, 2005, at 7:00 p.m.  
 RES.R05-2092

Moved by Councillor Watts  
 Seconded by Councillor Higginbotham  
 That the Public Hearing on Application  
Carried with Councillors Priddy, Bose and  
 Hunt against.

**FLEETWOOD/GUILDFORD**

4. **7905-0162-00**  
**9455 - 190 Street**  
**Eric Trygg, Pro Consul Realty Ltd./Joseph, Bruno and Carlo Papais**  
 Rezoning  
*From RA to IL to allow for future industrial development.*

The General Manager of Planning & Development submitted a report concerning an application for rezoning on property located at 9455 - 190 Street.

The applicant is proposing:

- a rezoning from RA to IL

in order to allow for future industrial development.

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

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

1. a By-law be introduced to rezone the property from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Light Impact Industrial Zone (IL)" (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) demolition of the existing single family dwelling located on the subject property to the satisfaction of the Building Division.

RES.R05-2093 Carried

It was Moved by Councillor Hunt  
Seconded by Councillor Watts  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2005, No. 15826" pass its first reading.  
RES.R05-2094 Carried

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

It was Moved by Councillor Hunt  
Seconded by Councillor Watts  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2005, No. 15826" pass its second reading.  
RES.R05-2095 Carried

It was then Moved by Councillor Hunt  
Seconded by Councillor Watts  
That the Public Hearing on " Surrey Zoning  
By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15826" be held at the  
City Hall on September 19, 2005, at 7:00 p.m.  
RES.R05-2096 Carried

### SOUTH SURREY

5. **7904-0415-00**  
**1119 - 176 Street**  
**Ryan Dustin/Agri-Star Enterprise Development Ltd., Inc. No. 587292**  
Rezoning/ALR  
*Rezone from A-1 to CD to permit a soil processing operation.*

The General Manager of Planning & Development submitted a report concerning an application for rezoning, and a non-farm use in the Agricultural Land Reserve on property located at 1119 - 176 Street.

The applicant is proposing:

- a rezoning from A-1 to CD; and
- a non-farm use under Section 20(3) of the ALC Act

in order to permit the development of a soil processing operation.

#### Delegation

Mr. McConkey was in attendance and commented that it was not their intent to lobby Council but the issues are more complex than laid out by staff. He continued that the application is a small piece of a large property used for horticultural and farming use in respect of a specialized growing media, is not a soil blending facility. He added that they did not excavate on or fill this property. He noted that some of their customers are the City of Surrey and the City of

Vancouver using their growing medium for more specialized uses. He added that he understood Council's reticence with regard to people dump trucking all over the place but that this is not the case in this business. He continued that he thought it would be prudent, given the technical nature of the business, and the agrologists and lab people they employ, to provide an outline of this material.

He stated that his company makes a growing medium for horticultural use in the Fraser Valley and many municipalities use this material for growing plants and nursery stock. He noted that they also produce hay on three quarters of the property and a small footprint of buildings are used for this specialized growing medium sustainable to their horticultural nursery application.

He continued that their company tests soils and develops new markets for the marketplace. He noted that the material is a preferred green roof growing medium used increasingly throughout B.C. and Alberta. He added that the City of Surrey is coming on board and that Whistler, Banff and the City of Vancouver are currently using the material. He stated that they respectfully submit to Council that it be considered in context of agricultural; they respect the judgment of the Agricultural Advisory Committee, reviewed the OCP and understand the points raised. He added that there are provisions within agricultural to allow primary and secondary businesses related to agriculture. He contended that they are not in the business of filling up land with dirt but are in the process of producing a highly specialized product on a small parcel of agricultural land. He added that they do not compost on site; only bring in pre-processed lab-tested, specific materials; they don't use dirt or earth but bring in specific types of peat moss for certain mixes.

The General Manager, Planning & Development was recommending that the application be denied.

It was

Moved by Councillor Higginbotham

Seconded by Councillor Watts

That Application 7904-0415-00 be referred

to staff for further review and report back to Council.

Carried

RES.R05-2097

## RESIDENTIAL/INSTITUTIONAL

### FLEETWOOD/GUILDFORD

#### 6. 7905-0102-00

16136 - 112 Avenue

**CitiWest Consulting Ltd./Paul Pratte and Verna Pratte**

Rezoning

*From RA to RF to allow subdivision into approximately six (6) single family lots.*

The General Manager of Planning & Development submitted a report concerning an application for rezoning on property located at 16136 - 112 Avenue.

The applicant is proposing:

- a rezoning from RA to RF

in order to allow subdivision into six (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 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 "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 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 subdivision layout to the satisfaction of the Approving Officer; and
  - (c) submission of an acceptable tree survey and a statement regarding tree preservation.

RES.R05-2098 Carried

It was Moved by Councillor Hunt  
Seconded by Councillor Watts  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2005, No. 15827" pass its first reading.

RES.R05-2099 Carried

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

It was Moved by Councillor Hunt  
Seconded by Councillor Watts  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2005, No. 15827" pass its second reading.

RES.R05-2100 Carried



It was then  
Moved by Councillor Hunt  
Seconded by Councillor Watts  
That the Public Hearing on "Surrey Zoning  
By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15827" be held at the  
City Hall on September 19, 2005, at 7:00 p.m.

RES.R05-2101

Carried

7. **7905-0060-00**  
**16264 - 90 Avenue**  
**Richard Brooks - HY Engineering Ltd./Peter and Petronella Yzerman**  
Rezoning  
*From RA to RH to allow subdivision into two single family lots.*

The General Manager of Planning & Development submitted a report concerning an application for rezoning on property located at 16264 - 90 Avenue.

The applicant is proposing:

- a rezoning from RA to RH

in order to allow subdivision into two 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 "Half-Acre Residential Zone (RH)" (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 a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect.

RES.R05-2102

Carried

It was

Moved by Councillor Hunt  
 Seconded by Councillor Watts  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2005, No. 15828" pass its first reading.

RES.R05-2103

Carried

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

It was

Moved by Councillor Hunt  
 Seconded by Councillor Watts  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2005, No. 15828" pass its second reading.

RES.R05-2104

Carried

It was then

Moved by Councillor Hunt  
 Seconded by Councillor Watts  
 That the Public Hearing on "Surrey Zoning  
 By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15828" be held at the  
 City Hall on September 19, 2005, at 7:00 p.m.

RES.R05-2105

CarriedNEWTON

- 8. 7905-0510-01**  
**12666 - 72 Avenue**  
**Kwantlen University College**  
 For Council Information  
*A 1,280 square metre (13,778 sq.ft.) building addition to Kwantlen University College.*

The General Manager of Planning & Development submitted a report to be received as information.

The applicant is proposing a 1,280 square metre (13,778 sq.ft.) addition to an existing building on the Kwantlen University Campus.

The General Manager of Planning & Development was recommending that the report be received for information.

AMENDED: It was  
 RCLU 06/09/05  
 RES.R05-2106

Moved by Councillor Higginbotham  
 Seconded by Councillor Watts  
~~That Application No. 7905-0510-01 be~~

~~received for information.~~  
 RES.R05-2106

Carried

"That the report  
 be received".  
 Councillor Watts left the meeting at 5:03 p.m.



9. **7905-0077-00**  
**14933 - 76 Avenue**  
**Patrick Burke, Aplin & Martin Consultants Ltd./Dale Bull**  
 NCP Amendment/Rezoning  
*NCP Amendment from "Proposed Transitional Suburban" to "Proposed Urban Residential". Rezone from RH to RF to permit subdivision into 2 lots.*

The General Manager of Planning & Development submitted a report concerning an application to amend the Neighbourhood Concept Plan, and a rezoning application on property located at 14933 - 76 Avenue.

The applicant is proposing:

- an NCP amendment from "Proposed Transitional Suburban" to "Proposed Urban Residential"; and
- a rezoning from RH to RF

in order to allow subdivision into 2 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 "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.
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 a finalized acceptable tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect.
3. Council pass a resolution to amend the East Newton North NCP to redesignate the land from "Proposed Transitional Suburban" to "Proposed Urban Residential" when the project is considered for final adoption.

RES.R05-2107

Carried

It was

Moved by Councillor Hunt  
 Seconded by Councillor Steele  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2005, No. 15829" pass its first reading.

RES.R05-2108

Carried

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

It was

Moved by Councillor Hunt  
 Seconded by Councillor Steele  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2005, No. 15829" pass its second reading.

RES.R05-2109

Carried

It was then

Moved by Councillor Hunt  
 Seconded by Councillor Steele  
 That the Public Hearing on "Surrey Zoning  
 By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15829" be held at the  
 City Hall on September 19, 2005, at 7:00 p.m.

RES.R05-2110

Carried

## COMMERCIAL/INDUSTRIAL/AGRICULTURAL

### FLEETWOOD/GUILDFORD

#### 10. 7905-0171-00

Unit A, 10320 - 152 Street

Avnash Banwait, Mainland Engineering Corporation/  
 Wintop Properties Ltd.

Development Variance Permit

*Development Variance Permit to modify Development Agreement No. 342-3 of  
 Land Use Contract No. 342 in order to vary the landscaping works to allow a  
 patio addition to an existing commercial building.*

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on property located at Unit A, 10320 - 152 Street.

The applicant is proposing:

- a Development Variance Permit to:
  - modify Schedule G "Landscaping, Surface Treatment, Fences and Screens" of Development Agreement No. 342-3 of Land Use Contract No. 342

in order to vary the landscape works to allow a patio addition.

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 approve Development Variance Permit No. 7905-0171-00 (Appendix V), varying the following, to proceed to Public Notification:
  - (a) modify Schedule G, "Landscaping, Surface Treatment, Fences and Screens" of Development Agreement No. 342-3 of Land Use Contract No. 342 by adding Drawing Numbers 7905-0171-00 (A) through to 7905-0171-00 (C) inclusive.
2. Council instruct staff to resolve the following issue prior to final approval:
  - (a) submission of an application for a building permit for the construction of the 68-square metre (732 sq.ft.) patio addition.

RES.R05-2111

Carried

11. **7905-0141-00**  
**16050 Fraser Highway**  
**Record Financial/335167 B.C. Ltd.**  
Rezoning/Liquor Permit - Billiard Hall  
*Rezoned from CHI to CD to allow for a variety of commercial uses and a Liquor Permit to permit a liquor primary license (neighbourhood pub - 150 indoor occupant load) as an accessory use to a billiard hall and cafe.*

The General Manager of Planning & Development submitted a report concerning an application for rezoning, and a Liquor Permit application on property located at 16050 Fraser Highway.

The applicant is proposing:

- a rezoning from CHI to CD; and
- a Liquor Primary license with an indoor occupant load of 150 persons, and hours of operation from 11:00 a.m. to 1:00 a.m. Sunday through Saturday

in order to permit commercial uses including a neighbourhood pub as an accessory use to an existing billiard hall and café.

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

Councillor Watts returned to the meeting at 5:06 p.m.

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

1. a By-law be introduced to rezone the property from "Highway Commercial Industrial Zone (CHI)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
2. a date for Public Hearing be set to solicit opinions from area residents regarding the proposed Liquor Primary license.
3. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) submission of building permit drawings that satisfactorily address Building Code requirements.

RES.R05-2112

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

- 12. 7904-0331-00**  
**16098 Fraser Highway**  
**MET Consulting/Thaker Enterprises**  
**Development Permit/Development Variance Permit**  
*Development Permit to permit the construction of a car wash. Development Variance Permit to increase the number of fascia signs and to relax the side yard setback.*

The General Manager of Planning & Development submitted a report concerning applications for a Development Permit and a Development Variance Permit on property located at 16098 Fraser Highway.

The applicant is proposing:

- a Development Permit; and
- a Development Variance Permit to vary the following regulations:
  - to increase the number of fascia signs allowed in the Surrey Sign By-law from 2 to 5; and
  - to relax the minimum side yard setback of the CHI Zone from 7.5 metres (25 ft.) to 0 metre

in order to permit the construction of a car wash.

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. Council authorize staff to draft Development Permit No. 7904-0331-00 in accordance with the attached drawings (Appendix III).
2. Council approve Development Variance Permit No. 7904-0331-00 (Appendix V), varying the following, to proceed to Public Notification:
  - (a) to vary the Sign By-law to increase the maximum number of fascia signs from 2 to 5; and
  - (b) to relax the minimum side yard setback of the CHI Zone from 7.5 metres (25 ft.) to 0 metre.
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;
  - (b) submission of a landscaping cost estimate to the satisfaction of the City Landscape Architect;
  - (c) registration of a Section 219 requiring a future joint access agreement with the adjoining property owner to the west; and
  - (d) approval of Development Variance Permit No. 7904-0331-00.

RES.R05-2113

Carried with Councillors Bose, Villeneuve, and Priddy against.

SURREY CITY CENTRE/WHALLEY**13. 7901-0338-01****13695/13705/13715/13725 - 96 Avenue****Roy Holman, Rotary Club of Surrey/Reginald Harper**

Temporary Use Permit

*Temporary Commercial Use Permit extension to permit the continued use of a surface parking lot for a period not to exceed two years from the original date of expiry.*

The General Manager of Planning & Development submitted a report concerning an application for a Temporary Use Permit on properties located at 13695/13705/13715/13725 - 96 Avenue.

The applicant is proposing:

- to extend the existing Temporary Commercial Use Permit No. 7901-0338-00

in order to permit the continued use of a temporary surface parking lot across from Surrey Memorial Hospital, for a period not exceeding two years from the original date of expiry.

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 Council approve Temporary

Commercial Use Permit No. 7901-0338-01 (Appendix IV) to proceed to Public Notification.

RES.R05-2114

Carried

SOUTH SURREY**14. 7996-0024-00****2587 - 154 Street****Mark Lesack, Ankenman Associates Architects Inc./Kevin John Leo Golka and Charlotte Ann Golka**

Rezoning/Development Permit

*Rezone from RF to CD and a Development Permit to permit the development of an office building.*

The General Manager of Planning & Development submitted a report concerning an application for rezoning, and a Development Permit application on property located at 2587 - 154 Street.



The applicant is proposing:

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

in order to permit the development of an office building.

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. 7996-0024-00 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 finalized landscaping plan and a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
  - (c) registration of a reciprocal access agreement for access through 2570 King George Highway.

RES.R05-2115 Carried

It was Moved by Councillor Hunt  
Seconded by Councillor Watts  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2005, No. 15831" pass its first reading.

RES.R05-2116 Carried

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

It was Moved by Councillor Hunt  
 Seconded by Councillor Watts  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2005, No. 15831" pass its second reading.  
 RES.R05-2117 Carried

It was then Moved by Councillor Hunt  
 Seconded by Councillor Watts  
 That the Public Hearing on "Surrey Zoning  
 By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15831" be held at the  
 City Hall on September 19, 2005, at 7:00 p.m.  
 RES.R05-2118 Carried

## RESIDENTIAL/INSTITUTIONAL

### NEWTON

15. **7905-0131-00**  
**13812, 13856 and 13890 - 64 Avenue**  
**McElhanney Consulting Services Ltd./Major Singh Dhesi, Pargan Singh**  
**Dhesi and Kashmira Singh Dhesi; Evelyn Elizabeth Weimer and Mitchell**  
**Karl Weimer; 0703321 B.C. Ltd., Inc. No. 703321**  
 NCP Amendment/Rezoning/Development Variance Permit  
*NCP Amendment from Townhouses to Single Family Residential Small Lots;*  
*Rezone from RA to RF-12, RF-9 and RF-SD to subdivide into 65 single family and*  
*semi-detached lots; DVP to vary lot depths and driveway access from a lane.*

The General Manager of Planning & Development submitted a report concerning an application to amend the Neighbourhood Concept Plan, a rezoning application, and an application of for a Development Variance Permit on properties located at 13812, 13856 and 13890 - 64 Avenue.

The applicant is proposing:

- an NCP amendment from "Townhouses (15 upa max.)" to "Single Family Residential Small Lots";
- a rezoning from RA to RF-12, RF-9 and RF-SD; and
- a Development Variance Permit to vary the following Zoning By-law regulations:
  - In Sub-section K.2 of the RF-SD Zone the lot depth for interior lots is varied from 28 metres (90 ft.) to 26 metres (85 ft.) for Lots 1 to 4; and
  - Section H of the RF-12 Zone is varied by eliminating the requirement that driveway access to Lots 32 to 42 be via the rear lane

in order to allow subdivision into approximately 65 single family residential small lots and semi-detached 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 Block C from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential 12 (RF-12) (By-law No. 12000), Block B "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (9) Zone (RF-9)" (By-law No. 12000) and Block A from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Semi-Detached Residential Zone (RF-SD)" (By-law No. 12000) and a date be set for Public Hearing (Appendix VIII).
2. Council approve Development Variance Permit No. 7905-0131-00 (Appendix VIII), varying the following to proceed to Public Notification:
  - (a) In Subsection K.2 of the RF-SD Zone, the lot depth for interior lots is varied from 28 metres (90 ft.) to 26 metres (85 ft.) for Lots 1 to 4; and
  - (b) Section H. Sub-section 1 of the RF-12 Zone is varied by eliminating the requirement that driveway access to Lots 32 to 42 be via the rear lane.
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 a finalized acceptable tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect; and
  - (d) Council pass a resolution to amend the South Newton NCP to redesignate the land from "Townhouses (15 upa max)" to "Single Family Residential Small Lots" when the project is considered for final adoption.

RES.R05-2119

Carried with Councillors Bose and Priddy  
against.

It was Moved by Councillor Hunt  
 Seconded by Councillor Steele  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2005, No. 15832" pass its first reading.  
 RES.R05-2120 Carried with Councillor Bose against.

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

It was Moved by Councillor Hunt  
 Seconded by Councillor Steele  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2005, No. 15832" pass its second reading.  
 RES.R05-2121 Carried with Councillor Bose against.

It was then Moved by Councillor Hunt  
 Seconded by Councillor Steele  
 That the Public Hearing on "Surrey Zoning  
 By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15832" be held at the  
 City Hall on September 19, 2005, at 7:00 p.m.  
 RES.R05-2122 Carried

- 16. 7905-0117-00**  
**13928, 13936 and 13974 - 64 Avenue**  
**McElhanney Consulting Services Ltd., c/o Dwight Heintz/Major S. Dhesi,**  
**Pargan S. Dhesi and Kashmira S. Dhesi; 689627 B.C. Ltd.**  
 NCP Amendment/Rezoning/Development Permit  
*NCP amendment on a portion of the site from Townhouses to Single Family Residential Small Lots; Rezone from RA to RF-12, RF-9, RF-SD and RM-23 to allow subdivision into approximately 57 single family, semi-detached and row-housing lots; and DP to permit the development of 16 row-housing units.*

The General Manager of Planning & Development submitted a report concerning an application to amend the Neighbourhood Concept Plan, a rezoning application, and a Development Permit application on properties located at 13928, 13936 and 13974 - 64 Avenue.

The applicant is proposing:

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

in order to permit the development of an office building.

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 Block D from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (12) Zone (RF-12)" (By-law No. 12000), Block B from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (9) Zone (RF-9)" (By-law No. 12000), Block A from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Semi-Detached Residential Zone (RF-SD)" and Block C from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Multiple Residential 23 Zone (RM-23)" (By-law No. 12000) and a date be set for Public Hearing (Appendix VI).
2. Council authorize staff to draft Development Permit No. 7905-0117-00 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 finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (d) submission of a landscaping cost estimate for the RM-23 Zone (Row Housing) portion of the site covered by Development Permit No. 7905-0117-00 to the specifications and satisfaction of the City Landscape Architect; and
  - (e) registration of a Section 219 Restrictive Covenant for "no build" on future RM-23 Lot 34 until future consolidation with the adjacent property (13984 - 64 Avenue).
4. Council pass a resolution to amend the South Newton NCP to redesignate Block A, B and D from "Townhouses (15 upa max.)" to "Single Family Residential Small Lots" when the project is considered for final adoption (Appendix VI).

RES.R05-2123

Carried with Councillor Bose against.

It was Moved by Councillor Hunt  
 Seconded by Councillor Steele  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2005, No. 15833" pass its first reading.  
 RES.R05-2124 Carried with Councillor Bose against.

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

It was Moved by Councillor Hunt  
 Seconded by Councillor Steele  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2005, No. 15833" pass its second reading.  
 RES.R05-2125 Carried with Councillor Bose against.

It was then Moved by Councillor Hunt  
 Seconded by Councillor Steele  
 That the Public Hearing on "Surrey Zoning  
 By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15833" be held at the  
 City Hall on September 19, 2005, at 7:00 p.m.  
 RES.R05-2126 Carried

### SOUTH SURREY

17. **7905-0236-00**  
**15500 Rosemary Heights Crescent, 3288 - 156A Street and**  
**3500 Morgan Creek Way**  
**Mr. Ken Zondervan, Transportation Manager, City of Surrey, Engineering**  
**Department/Owners of Strata Plan LMS 4175; Morgan Place Holdings Ltd.,**  
**Inc. No. 630885; Morgan Creek Holdings Inc., Inc. No. 533910**  
 Development Permit Amendment/Development Variance Permit  
*DP to permit construction of a concrete noise attenuation fence along the north*  
*side of 32 Avenue. DVP to relax the maximum height of a fence within a front*  
*yard or side yard on a flanking street.*

The General Manager of Planning & Development submitted a report concerning applications for a Development Permit Amendment and a Development Variance Permit on properties located at 15500 Rosemary Heights Crescent and 3288 - 156A Street and 3500 Morgan Creek Way.

The applicant is proposing:

- a Development Permit Amendment to allow construction of a noise attenuation fence structure along the north side of 32 Avenue in specific locations between 154 and 164 Streets; and
- a Development Variance Permit to vary the following by-law regulations:

- Zoning By-law, 1993, No. 12000 as amended, Part 4, General Provisions, Section E.8 (a) ii. to increase the maximum height of a fence from 1.2 metres (4 ft.) up to 3.0 metres (10 ft.)

in order to permit the construction of a concrete noise attenuation fence along the north side of 32 Avenue.

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

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

1. Council authorize staff to draft Development Permit No. 7905-0236-00 to amend development permit numbers 7997-0317-00, 7900-0083-00 and 6792-0106-00 in accordance with the attached drawings (Appendix V).
2. Council approve Development Variance Permit No. 7905-0236-00 (Appendix VI), varying the following, to proceed to Public Notification:
  - (a) Surrey Zoning By-law, 1993, No. 12000, Part 4 General Provisions (Section E.8(a)ii.) to vary the maximum height of a fence, wall or similar structure located in any residential zone from 1.2 metres (4 ft.) up to 3.0 metres (10 ft.) when the fence is located within a required front yard or side yard on a flanking street.
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.

RES.R05-2127

Carried

### SURREY CITY CENTRE/WHALLEY

18. **7902-0351-00**  
**11251 - 132 Street**  
**Matthew Cheng, Architect/Fraserview Terrace Ltd.**  
**OCP Amendment/Rezoning/Development Permit**  
*OCP Amendment from Commercial to Multiple Residential. Rezoning from CD to a new CD Zone. Development Permit to permit a 58-unit townhouse project.*

The General Manager of Planning & Development submitted a report concerning an application to amend the Official Community Plan, a rezoning application, and a Development Permit application on property located at 11251 - 132 Street.

The applicant is proposing:

- an OCP amendment from Commercial to Multiple Residential;
- a rezoning from CD (By-law No. 13192) to a new CD Zone; and
- a Development Permit;

in order to permit the development of a 58-unit townhouse 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. Council file Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003, No. 15038.
2. a By-law be introduced to rezone the property from "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1997, No. 13192" to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
3. Council approve the applicant's request to eliminate the required indoor amenity space.
4. Council authorize staff to draft Development Permit No. 7902-0351-00 generally in accordance with the attached drawings (Appendix III).
5. Council rescind Council Resolution No. R03-1733 issuing Development Variance Permit 7902-0351-00.
6. 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) the dedication of a 0.95 metre (3 ft.) strip of land along 132 Street for future road widening;
  - (c) submission of an acceptable tree survey and a statement regarding tree preservation;



- (d) submission of a revised landscaping plan and a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
- (e) submission of revised building elevations upgrading the 132 Street building facades; and
- (f) the applicant adequately address the impact of no indoor amenity space.

RES.R05-2128

Carried

It was

Moved by Councillor Hunt  
 Seconded by Councillor Higginbotham  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2003, No. 15038" be filed.

RES.R05-2129

Carried

It was

Moved by Councillor Hunt  
 Seconded by Councillor Higginbotham  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2005, No. 15834" pass its first reading.

RES.R05-2130

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, 2005, No. 15834" pass its second reading.

RES.R05-2131

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, 2005, No. 15834" be held at the  
 City Hall on September 19, 2005, at 7:00 p.m.

RES.R05-2132

Carried

It was

Moved by Councillor Hunt  
 Seconded by Councillor Higginbotham  
 That Council file Development Variance

Permit No. 7902-0351-00.

RES.R05-2133

Carried

RESIDENTIALSOUTH SURREY

19. **7904-0315-00; 7904-0409-00; 7905-0032-00**  
**3398, 3406 and 3426 - 148 Street**  
**Clarence Arychuk, Hunter Laird Engineering Ltd./Nada Kokan; 0707035**  
**B.C. Ltd., Inc. No. 0707035; Joyce Broese-Van Groenou**  
 Rezoning/Development Variance Permit  
*Rezone from RA to RF-12 and RF-9; and 3 Development Variance Permits to permit subdivision into approximately 58 single family residential small lots.*

The General Manager of Planning & Development submitted a report concerning an application for rezoning, and a Development Variance Permit application on properties located at 3398, 3406 and 3426 - 148 Street.

The applicants are proposing:

- a rezoning from RA to RF-12 and RF-9;
- three (3) Development Variance Permits to vary the following by-law regulations:
  - to reduce the minimum front and rear yard setbacks for principal buildings;
  - to vary driveway access requirements where a lane is provided; and
  - to vary landscaping requirements and restrictions on front access double garages

in order to allow subdivision into approximately 58 single family residential small 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 Watts  
That:

- A. For Application No. 7904-0315-00:
1. Council reschedule the Public Hearing for "Surrey Zoning By-law, 1993, No. 12000, Amendment By-laws, No. 15818" from September 6, 2005 to September 19, 2005.
  2. Council approve Development Variance Permit No. 7904-0315-00 (Appendix I), varying the following, to proceed to Public Notification:

- (a) to reduce the minimum front yard setback for principal building of the RF-12 Zone from 6.0 metres (20 ft.) to 3.0 metres (10 ft.) for proposed Lots 36, 38, 39 and 49 - 58;
- (b) to reduce the minimum rear yard setback for principal building of the RF-12 Zone from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) for proposed Lots 49 and 50;
- (c) to reduce the minimum front yard setback for principal building of the RF-9 Zone from 3.5 metres (11 ft. 6 in.) to 3.0 metres (10 ft.) for proposed Lots 11 and 12;
- (d) to vary the driveway access requirements of the RF-9 Zone to permit driveway access from the front of the lot for proposed Lots 11 and 12;
- (e) to vary the requirements for an attached garage or carport of the RF-9 Zone to permit an attached double garage at the front of the principal building for proposed Lots 11 and 12;
- (f) to reduce the minimum area of the front yard that is required to be landscaped of the RF-9 Zone from 75% to 50% for proposed Lots 11 and 12; and
- (g) to vary the off-street parking requirements of the RF-12 Zone to permit a front access double garage on a Type I corner lot for proposed Lot 58.

B. For Application No. 7904-0409-00 that:

1. Council reschedule the Public Hearing for "Surrey Zoning By-law, 1993, No. 12000, Amendment By-laws, No. 15817" from September 6, 2005 to September 19, 2005.
2. Council approve Development Variance Permit No. 7904-0409-00 (Appendix J) varying the following to proceed to Public Notification:
  - (a) to reduce the minimum front yard setback for principal building of the RF-12 Zone from 6.0 metres (20 ft.) to 3.0 metres (10 ft.) for proposed Lots 29, 33, 34, 35, 36, 38 and 39;
  - (b) to reduce the minimum rear yard setback for principal building of the RF-12 Zone from 7.5 metres (25 ft.) to 6.5 metres (21 ft.) for proposed Lot 34;

- (c) to reduce the minimum front yard setback for principal building of the RF-9 Zone from 3.5 metres (11 ft. 6 in.) to 3.0 metres (10 ft.) for proposed Lots 11 and 12;
- (d) to vary the driveway access requirements of the RF-9 Zone to permit driveway access from the front of the lot for proposed Lots 11 and 12;
- (e) to vary the requirements of an attached garage or carport of the RF-9 Zone to permit an attached double garage at the front of the principal building for proposed Lots 11 and 12; and
- (f) to reduce the minimum area of the front yard that is required to be landscaped of the RF-9 Zone from 75% to 50% for proposed Lots 11 and 12.

C. For Application No. 7905-0032-00

- 1. Council reschedule the Public Hearing for "Surrey Zoning By-law, 1993, No. 12000, Amendment By-laws, No. 15819" from September 6, 2005 to September 19, 2005.
- 2. Council approve Development Variance Permit No. 7905-0032-00 (Appendix K) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum front yard setback for principal building of the RF-12 Zone from 6.0 metres (20 ft.) to 3.0 metres (10 ft.) for proposed Lots 25, 27 and 28; and
  - (b) to vary the off-street parking requirements of the RF-12 Zone to permit a front access double garage on a Type I corner lot for proposed Lot 26.

RES.R05-2134

Carried

It was

Moved by Councillor Hunt  
 Seconded by Councillor Watts  
 That the Public Hearing on "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15818" be held at the City Hall on September 19, 2005, at 7:00 p.m.

RES.R05-2135

Carried

It was Moved by Councillor Hunt  
 Seconded by Councillor Watts  
 That the Public Hearing on "Surrey Zoning  
 By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15817" be held at the  
 City Hall on September 19, 2005, at 7:00 p.m.  
 RES.R05-2136 Carried

It was Moved by Councillor Hunt  
 Seconded by Councillor Watts  
 That the Public Hearing on "Surrey Zoning  
 By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15819" be held at the  
 City Hall on September 19, 2005, at 7:00 p.m.  
 RES.R05-2137 Carried

### C. CORPORATE REPORTS

### D. ITEMS TABLED BY COUNCIL

The Mayor noted that the agenda order would be varied.

### H. BY-LAWS

#### TO BE FILED

- "Surrey Zoning By-law, 1979, No. 5942, Amendment By-law, 1989, No. 9969B"  
 5699-0442-00 Modar Development Ltd.

RS to R-F(R) - 8180 - 152 Street, 15280 - 82 Avenue - to permit a  
 subdivision of approx. 129 single family lots in conjunction with  
 By-law 9969A.

Approved by Council: April 2, 1990

- \* Planning & Development advise that (see memorandum dated August 10, 2005 in  
 by-law back-up) By-law No. 9969B should be filed as the application was  
 replaced with application 7992-0273-00, By-law 12212, which received final  
 adoption on December 15, 1997.

It was Moved by Councillor Hunt  
 Seconded by Councillor Watts  
 That "Surrey Zoning By-law, 1979,  
 No. 5942, Amendment By-law, 1989, No. 9969B" be filed.  
 RES.R05-2138 Carried

## FINAL ADOPTIONS

2. "Surrey Land Use Contract No. 323, Authorization By-law, 1977, No. 5238, Partial Discharge By-law, 2005, No. 15788"

7904-0417-00 - Makhan Sanghera, Narinder Sandhu,  
 Robert and Tammy de Boer, c/o Bob de Boer

To discharge Land Use Contract No. 323 from the property located at  
 6699 - 140A Street to allow the underlying RF-G Zone to come into effect.

Approved by Council: June 27, 2005

This by-law is proceeding in conjunction with By-law 15789.

It was Moved by Councillor Hunt  
 Seconded by Councillor Watts  
 That "Surrey Land Use Contract No. 323,  
 Authorization By-law, 1977, No. 5238, Partial Discharge By-law, 2005,  
 No. 15788" be finally adopted, signed by the Mayor and Clerk, and sealed with  
 the Corporate Seal.  
 RES.R05-2139 Carried

3. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15789"

7904-0417-00 - Makhan Sanghera, Narinder Sandhu,  
 Robert and Tammy de Boer, c/o Bob de Boer

RF-G and RF (BL 12000) to RF-12 (BL 12000) - 6699 - 140A Street and  
 Portion of 6688 - 140 Street - to permit a lot line adjustment.

Approved by Council: June 27, 2005

This by-law is proceeding in conjunction with By-law 15788.

- \* Planning & Development advise that (see memorandum dated August 30, 2005 in  
 by-law back-up) the building scheme which has been filed with the City Clerk has  
 been developed by a Design Consultant based on a character study of the  
 surrounding neighbourhood. The building scheme will be registered concurrently  
 with the subdivision plan pursuant to Section 220 of the Land Title Act. A 219  
 Restrictive Covenant will also be registered to tie the building scheme to the land.

It was Moved by Councillor Hunt  
 Seconded by Councillor Higginbotham  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2005, No. 15789" be finally adopted, signed by  
 the Mayor and Clerk, and sealed with the Corporate Seal.  
 RES.R05-2140 Carried

4. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15414"

7903-0427-00 - Palwinder, Jasmeet, Bhapinder Sehmbi, Sohan and Nasib Johal,  
 c/o Aplin & Martin Consultants Ltd.

RA (BL 12000) to RF (BL 12000) - 14907 - 76 Avenue and  
 14943 - 76A Avenue - to allow subdivision into approximately 13 single  
 family residential lots.

Approved by Council: July 5, 2004

- \* Planning & Development advise that (see memorandum dated August 30, 2005 in  
 by-law back-up) the building scheme which has been filed with the City Clerk has  
 been developed by a Design Consultant based on a character study of the  
 surrounding neighbourhood. The building scheme will be registered concurrently  
 with the subdivision plan pursuant to Section 220 of the Land Title Act. A 219  
 Restrictive Covenant will also be registered to tie the building scheme to the land.

In addition, Planning & Development advise that the requirement for a Section  
 219 Restrictive Covenant to restrict road construction on the eastern part of the  
 road dedication of 76A Avenue is not required as this land will be dedicated to the  
 City as a condition of subdivision and the timing of the road construction for that  
 portion of the dedicated road will be under the control of the City.

- \* Planning & Development advise that it is now in order for Council to pass a  
 resolution amending the East Newton North NCP to redesignate the land from  
 "Proposed Suburban Transitional" to "Proposed Urban Residential".

It was Moved by Councillor Hunt  
 Seconded by Councillor Watts  
 That Council amend the East Newton North  
 NCP to redesignate the land from "Proposed Suburban Transitional" to "Proposed  
 Urban Residential".  
 RES.R05-2141 Carried with Councillor Bose against.

It was Moved by Councillor Hunt  
 Seconded by Councillor Watts  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2004, No. 15414" be finally adopted, signed by  
 the Mayor and Clerk, and sealed with the Corporate Seal.  
 RES.R05-2142 Carried with Councillor Bose against.

**I. CLERK'S REPORT**

**1. Formal Approval of Development Permits**

(a) **Development Permit No. 7905-0064-00**  
**Ron Yeun, Architect/Jung Ventures**  
 13618 - 100 Avenue and 9887 East Whalley Ring Road

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

"That Development Permit No. 7905-0064-00 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 Higginbotham  
 That Development Permit  
 No. 7905-0064-00 be approved; that the Mayor and Clerk be authorized to sign the Development Permit; and that Council authorize the transfer of the Permit to the heirs, administrators, executors, successors, and assigns of the title of the land within the terms of the Permit.  
 RES.R05-2143 Carried

The original agenda order then resumed.

**E. DELEGATIONS**

**1. Lesley Tannen, Executive Director**  
**Whalley Business Improvement Association**  
 File: 6930-01; 0550-20-10

Lesley Tannen, Executive Director, Whalley Business Improvement Association was in attendance regarding the proposed revitalization area designation for the



City centre area of Surrey or City Centre Revitalization Area Designation and Revite Tax Incentive Program.

The following comments were provided:

- Council has introduced many proactive initiatives to help development along through new properties and reduced development cost charges for new multi-family developments.
- Reduced taxes for new office high rise towers provide encouragement to people to take on that type of development.
- The City Centre revitalization strategy applies for city-owned infrastructure, buildings and Holland Park.
- The proposed program would encourage upgrading of properties not ready for redevelopment.
- Under the B.C. Community Charter provisions, Section 226 provides for a revitalization tax exemption.
- These areas can be designated in annual financial plan or Official Community Plan.
- The program may apply to new construction or alteration of existing building, or both for a maximum of five years with one five-year renewal.
- This program would be flexible to property class uses and improvement.
- There must be a formal agreement; it applies only to general municipal tax category; and does not apply to any other category of tax.
- Other municipalities that have used the program are Chilliwack, Kelowna, Prince George, Salmon Arm, and Abbotsford (applies only in historical area).
- She suggested the Revite Tax Exemption for the 2006 Annual Financial Plan without having to wait for an amendment to the OCP.
- The Revite Tax Incentive program would mean an agreement between the City and qualified owners of existing commercial properties; applies to exterior improvements of \$50,000 or more; features a five-year declining tax exemption program of five years with a one-year renewal.
- The benefit to City Centre businesses would be an incentive to update or renovate building exteriors; soften the blow of increased assessed values and property taxes by phasing in tax increases; and extending the economic life of buildings.
- Other benefits include increased customer traffic; more income potential; and a more pleasant environment in which to stop and visit.
- Such a program demonstrates urban pride; better communication of services and products available in the area.
- The benefit to the City of Surrey would be upgrading of existing city centre businesses and increased property taxes.
- With respect to properties not ready or viable for redevelopment would be an improved appearance and revitalization of the Surrey Centre area.
- No capital expenditure is required on behalf of the City and there would be no loss of tax revenue.
- In general, municipal taxes start in year two and all other tax categories are not affected by this tax incentive program.

**2. Sandra Abdelhay**  
File: 0220-07; 0550-20-10

Sandra Abdelhay was in attendance to discuss concerns regarding the six plex at 10515 - 138 Street.

The following comments were provided:

It was Moved by Councillor Watts  
Seconded by Councillor Hunt  
That the 91-signature petition as submitted

by Sandra Abdelhay be received.

RES.R05-2144

Carried

- Ms. Abdelhay advised that there is a boarded up six-plex in her neighbourhood and currently unoccupied.
- She was advised by police that it was to be leased for use as a recovery house.
- According to the Province, no health licence had been issued for such a business.
- The building is infested with rats and is torn down inside.
- She stated that the proposed use as a recovery home should not happen.
- There is already a night club, parole office and other recovery homes in the area.
- There is an elementary school nearby and it is not safe to walk down the street.
- There are 22 people housed in 13765 – 105 Avenue and 13767 – 105 Avenue both of which are non-conforming homes.
- 13755 – 105 Avenue is a rental property and 10515 – 138 Street is the address for the six-plex in question.

It was Moved by Councillor Priddy  
Seconded by Councillor Watts  
That correspondence as submitted by

Sandra Abdelhay be received.

RES.R05-2145

Carried

**F. CORRESPONDENCE**

**G. NOTICE OF MOTION**

**J. OTHER BUSINESS**

**1. OCP and Town Centre Plan**

It was

Moved by Councillor Bose  
Seconded by Councillor Watts

That staff develop a plan and strategy to support the OCP and the Town Centre Plan with respect to the triangle defined as 160 Avenue to the west, 84 Avenue to the south and Fraser Highway to the north-northeast.

RES.R05-2146

Defeated on a tie vote with Mayor McCallum and Councillors Steele, Higginbotham, and Hunt against.

**K. ADJOURNMENT**

It was

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

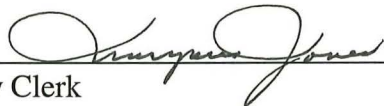
meeting do now adjourn.

RES.R05-2147

Carried

The Regular Council- Land Use meeting adjourned at 6:11 p.m.

Certified Correct:

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

  
\_\_\_\_\_  
Mayor