



City of Surrey

Regular Council - Land Use

Minutes

Council Chamber
City Hall
14245 - 56 Avenue
Surrey, B.C.
Monday, OCTOBER 17, 2005
Time: 5:22 p.m.

Present:

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

Absent:

**Councillors Entering
Meeting as Indicated:**

Staff Present:

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

A. ADOPTION OF MINUTES

B. LAND USE APPLICATIONS

COMMERCIAL/INDUSTRIAL/AGRICULTURAL

FLEETWOOD/GUILDFORD

1. 7905-0197-00

19520 Telegraph Trail

Glenn Froese, Krahn Engineering/Bomar Investment Corporation

Development Variance Permit

Development Variance Permit to vary the height of an accessory building, to permit the installation of a fabric covered steel-framed truck washing structure.

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on property located at 19520 Telegraph Trail.

The applicant is proposing:

- a Development Variance Permit to vary the following by-law regulation:
 - to vary the maximum height of an accessory building in the IL Zone from 6.0 metres (20 ft.) to 9.2 metres (30 ft.)

in order to permit the installation of a fabric covered steel-framed truck washing structure.

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 approve Development Variance Permit No. 7905-0197-00 (Appendix VI), varying the following, to proceed to Public Notification:
 - (a) to vary the maximum accessory building height in the IL Zone from 6.0 metres (20 ft.) to 9.2 metres (30 ft.).

RES.R05-2433

Carried

NEWTON

2. **7905-0169-00**
5463 and 5519 - 152 Street
Ionic Architecture Inc., c/o Sam Chan/Cambridge Business Centres Inc. & Benchmark Estates Ltd.
Rezoning/Development Permit
Rezone from RH to IB and a Development Permit to allow a three-storey 10,453.4 m² (112,523 sq. ft.) multi-tenant industrial business park building as part of the first phase of a business park.

The General Manager of Planning & Development submitted a report concerning an application for rezoning, and a Development Permit application on properties located at 5463 and 5519 - 152 Street.

The applicant is proposing:

- a rezoning from RH to IB; and
- a Development Permit

in order to permit the development of a three-storey 10,453.4m² (112,523 sq.ft.) multi-tenant industrial business park building as part of the first phase of a business park.

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 properties from "Half-Acre Residential Zone (RH)" (By-law No. 12000) to "Business Park Zone (IB)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7905-0169-00 for Phase I (Building A) 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 (lot consolidation) layout to the satisfaction of the Approving Officer;
 - (c) approval from the Ministry of Transportation;
 - (d) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect; and
 - (e) registration of an access agreement to allow movement between the subject site and future development site to the west.

RES.R05-2434 Carried

It was Moved by Councillor Hunt
Seconded by Councillor Watts
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2005, No. 15855" pass its first reading.

RES.R05-2435 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. 15855" pass its second reading.

RES.R05-2436 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. 15855" be held at the
City Hall on November 7, 2005, at 7:00 p.m.
RES.R05-2437 Carried

SURREY CITY CENTRE/WHALLEY

3. 7905-0256-00

13150 - 115 Avenue

Singular Steel Inc./Spruce Terminals Inc.

Development Variance Permit

Development Variance Permit to construct a parking and truck circulation area with asphalt regrinding material rather than asphalt, concrete or similar pavement, in order to obtain building permits for locating two used pre-manufactured buildings plus building a new industrial building.

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on property located at 13150 - 115 Avenue.

The applicant is proposing:

- a Development Variance Permit to vary the following Zoning By-law regulation:
 - to surface a parking and truck circulation area with asphalt "regrind" material rather than asphalt, concrete or similar pavement

in order to obtain building permits for locating two used pre-manufactured buildings plus building a new industrial building.

Delegation

The delegation was in attendance and commented that his organization is proposing to use a recycled regrind material to cover the parking lots for the proposed commercial settings. He noted that there is documentation from a geotechnical firm that the site is not preloaded and the use of recycled regrind material would not result in a dirty and dusty environment. He stated that recycled regrind material does not promote a dusty environment and there are no significant environmental risks or any causes for dust. He added that there would be no risk to protection of the water table from infiltration of contaminants from Keystone Environmental Ltd. over and above what is used for regular paving.

He noted that the property is a bog area, filled with dirt, and is not preloaded. He continued that the soil would settle between 3 inches and 12 inches within the next 4 to 8 years. He then added that a building built on piles would not settle and that the company would have to continuously fill the area to keep this distance or ratio prescribed in the staff report to have proper operation of the facility. He

stated that key issues were not addressed in the report; that paving the property would not work; and that they would have to add additional paving every six months. He referenced a facility in Kelowna on 3.5 acres of land, also partial bog, that used recycled regrind on the whole site. He noted that the surface compacts; is easy to maintain; and does not give off dust. He added that the City of Kelowna promoted the use of this substance; and then noted that he had canvassed ten municipalities who all permit the use of recycled regrind.

He then noted that the environmental report from Keystone Environmental Ltd. stated that runoff would not be a significant issue and that the relative percentage of droppings from trucks or cars relative to this surface area would be relatively insignificant. He added that there are many roads built with the same material throughout B.C.

Councillor Hunt left the meeting at 5:32 p.m.

He stated that recycled regrind material is easy to regrade and add more; he noted that Bridgeport Road was preloaded 5 to 6 years ago, and was already breaking up.

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

It was

Moved by Councillor Higginbotham
Seconded by Councillor Tymoschuk
That Application 7905-0256-00 be denied.
Carried

RES.R05-2438

Councillor Hunt returned to the meeting at 5:36 p.m.

4. 7902-0340-00

6814 - 152 Street

Gerry Blonski/648118 B.C. Ltd., Inc. No. 648118

Development Variance Permit

Development Variance Permit to vary setback along 152 Street from 7.5 metres (25 ft.) to 3.5 metres (12 ft.) for a portion of a building to accommodate a bus bay.

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on property located at 6814 - 152 Street.

The applicant is proposing:

- a Development Variance Permit

to relax the flanking side yard along 152 Street from 7.5 metres (25 ft.) to 3.5 metres (12 ft.) for a portion of a building to accommodate a bus bay.

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

Councillor Watts left the meeting at 5:37 p.m.

It was

Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That:

1. Council approve Development Variance Permit No. 7902-0340-00 (Appendix III), varying the following, to proceed to Public Notification:
 - (a) to relax the flanking side yard setback along 152 Street from 7.5 metres (25 ft.) to 3.5 metres (12 ft.) for a portion of a building.

RES.R05-2439

Carried

Councillor Watts returned to the meeting at 5:40 p.m.

RESIDENTIAL/INSTITUTIONAL

CLOVERDALE/CLAYTON

5. **7905-0129-00**
6048 - 188 Street
Jasmail Sran, SND Developments/Peter and Kathleen Banko
Rezoning
Rezone 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 6048 - 188 Street.

The applicant is proposing:

- a rezoning from RA to RF

in order to allow subdivision into approximately 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 Steele
That:

1. a By-law be introduced to rezone the property from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential Zone (RF)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) registration of a Section 219 Restrictive Covenant for "no build" on a portion of proposed Lot 4 until future consolidation with the adjacent property to the south (6030 - 188 Street); and
 - (e) registration of a Section 219 Restrictive Covenant to restrict the siting of buildings on proposed Lot 5 in order to retain a mature cedar tree.

RES.R05-2440

Carried

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2005, No. 15856" pass its first reading.

RES.R05-2441

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. 15856" pass its second reading.

RES.R05-2442

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. 15856" be held at the
City Hall on November 7, 2005, at 7:00 p.m.
RES.R05-2443 Carried

6. 7904-0446-00

**Portions of 6764 and 6784 - 194 Street
James Pernu/S-384 Holdings Ltd.**

Rezoning/Development Permit/Development Variance Permit

Rezoning portions from RA to RM-30. Development Permit to allow construction of approximately 55 townhouse units. Development Variance Permit to relax building setbacks and location of parking spaces.

The General Manager of Planning & Development submitted a report concerning an application for rezoning, and applications for a Development Permit and a Development Variance Permit on properties located on portions of 6764 and 6784 - 194 Street.

The applicant is proposing:

- a rezoning of portions from RA to RM-30;
- a Development Permit; and
- a Development Variance Permit to vary the requirements of the Zoning By-law as follows:
 - reduce the minimum front (west) yard setback along 194 Street from 7.5 metres (25 ft.) to 5.0 metres (16 ft.) to the building face; and to 3.6 metres (12 ft.) to the porch;
 - reduce the minimum rear (east) yard setback abutting the proposed greenway from 7.5 metres (25 ft.) to 4.7 metres (15 ft.) to the porch; and to 2.0 metres (6.5 ft.) to the first stair riser;
 - reduce the minimum north side yard setback flanking 68 Avenue from 7.5 metres (25 ft.) to 5.9 metres (19 ft.) to the building face; to 5.2 metres (17 ft.) to the porch; to 3.5 metres (11 ft.) to the first stair riser;
 - reduce the minimum south side yard setback along the lane from 7.5 metres (25 ft.) to 5.5 metres (18 ft.) to the building face; and to 4.9 metres (16 ft.) to the porch;

- allow stand-alone stairs of more than 3 risers to be located within the required setbacks; and
- allow three visitor parking spaces within the required building setbacks

in order to allow the construction of approximately 55 townhouse units.

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

It was

Moved by Councillor Hunt
Seconded by Councillor Steele
That:

1. a By-law be introduced to rezone portions of properties identified as Block A in Appendix I from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Multiple Residential 30 Zone (RM-30)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve the applicant's request to eliminate the required indoor amenity space.
3. Council authorize staff to draft Development Permit No. 7904-0446-00 in accordance with the attached drawings (Appendix III).
4. Council approve Development Variance Permit No. 7904-0446-00 (Appendix IV), varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum front (west) yard setback along 194 Street of the RM-30 Zone from 7.5 metres (25 ft.) to 5.0 metres (16 ft.) to the building face; and to 3.6 metres (12 ft.) to the porch;
 - (b) to reduce the minimum rear (east) yard setback abutting the proposed greenway of the RM-30 Zone from 7.5 metres (25 ft.) to 4.7 metres (15 ft.) to the porch; and to 2 metres (6.5 ft.) to the stairs;
 - (c) to reduce the minimum north side yard setback flanking 68 Avenue of the RM-30 Zone from 7.5 metres (25 ft.) to 5.9 metres (19 ft.) to the building face; to 5.2 metres (17 ft.) to the porch; to 3.5 metres (11 ft.) to the first stair riser;
 - (d) to reduce the minimum south side yard setback along the lane of the RM-30 Zone from 7.5 metres (25 ft.) to 5.5 metres (18 ft.) to the building face; and to 4.9 metres (16 ft.) to the porch;

- (e) to vary General Provisions of the Zoning By-law to allow stand-alone stairs with more than 3 risers to be located within the required setbacks; and
 - (f) to vary the RM-30 Zone to allow three visitor parking spaces within the required building setbacks.
5. Council instruct staff to resolve the following issues prior to final adoption:
- (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
 - (e) registration of a Section 219 Restrictive Covenant to specifically identify the allowable tandem parking arrangement and to prohibit the conversion of the tandem parking spaces into livable space;
 - (f) the applicant adequately address the impact of no indoor amenity space;
 - (g) registration of a right-of-way agreement to allow public access parallel to 68 Avenue;
 - (h) demolition of all existing buildings and structures to the satisfaction of the Building Division;
 - (i) successful completion of purchase agreement of the proposed greenway; and
 - (j) address design and landscaping issues related to the proposed stairs and retaining walls to the satisfaction of the General Manager, Planning and Development.

RES.R05-2444

Carried

RES.R05-2445
 It was No. 12000, Amendment By-law, 2005, No. 15857" pass its first reading.
 Moved by Councillor Hunt
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993,
Carried

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

RES.R05-2446
 It was No. 12000, Amendment By-law, 2005, No. 15857" pass its second reading.
 Moved by Councillor Hunt
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993,
Carried

RES.R05-2447
 It was then By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15857" be held at the
 City Hall on November 7, 2005, at 7:00 p.m.
 Moved by Councillor Hunt
 Seconded by Councillor Steele
Carried

NEWTON

7. **7905-0285-00**

8069 - 135A Street

Ranjit Chahal, Apex Design Group/Top Notch Developments Ltd.

Development Variance Permit

Development Variance Permit to reduce the rear yard setback for a proposed single family dwelling.

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on property located at 8069 - 135A Street.

The applicant is proposing:

- a Development Variance Permit to vary the following by-law regulation:
 - to reduce the rear yard setback of the RF-12 Zone from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) for Lot 7

in order to permit the development of a proposed single family dwelling.

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 approve Development Variance Permit No. 7905-0285-00 (Appendix IV), varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum rear yard setback of the RF-12 Zone from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) for Lot 7.

RES.R05-2448

Carried

8. **7905-0030-00**
10466 - 157 Street
Yashpal Parmar, 673592 B.C. Ltd./Guildford Brook Estates,
Inc. No. 0724323
Rezoning/Development Permit
Rezone from RA to RM-15. Development Permit to permit 14 townhouse units.

The General Manager of Planning & Development submitted a report concerning an application for rezoning, and a Development Permit application on property located at 10466 - 157 Street.

The applicant is proposing:

- a rezoning from RA to RM-15; and
- a Development Permit

in order to permit the development of 14 townhouse units.

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

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

1. a By-law be introduced to rezone the property from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Multiple Residential 15 Zone (RM-15)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve the applicant's request to eliminate the required indoor amenity space.

3. Council authorize staff to draft Development Permit No. 7905-0030-00 in accordance with the attached drawings (Appendix III).
4. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) approval from the Ministry of Transportation;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) submission of a revised landscaping plan to the specifications and satisfaction of the City Landscape Architect;
 - (e) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
 - (f) registration of a Section 219 Restrictive Covenant to specifically identify the allowable tandem parking arrangement and to prohibit the conversion of the tandem parking spaces into livable space;
 - (g) the applicant adequately address the impact of no indoor amenity space;
 - (h) registration of a Section 219 Restrictive Covenant for creek preservation on private property; and
 - (i) the applicant adequately address concerns expressed by Parks.

RES.R05-2449

Carried

It was

Moved by Councillor Hunt
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2005, No. 15858" pass its first reading.

RES.R05-2450

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. 15858" pass its second reading.

RES.R05-2451

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. 15858" be held at the
 City Hall on November 7, 2005, at 7:00 p.m.
 RES.R05-2452 Carried

SOUTH SURREY

9. **7904-0422-00**
2515 and 2523 King George Highway
Lance Barnett, Barnett Dembek Architects/Pacifica Retirement Inc.,
Inc. No. 716633
 Rezoning/Development Permit
Rezone from RF to CD; Development Permit to permit two senior's-oriented multiple unit residential buildings with an assisted living component.

The General Manager of Planning & Development submitted a report concerning an application for rezoning, and a Development Permit application on properties located at 2515 and 2523 King George Highway.

The applicant is proposing:

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

in order to permit the development of 2 senior's-oriented multiple unit residential buildings with an assisted living component.

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 "Single Family Residential Zone (RF)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7904-0422-00 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 a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) submission of a landscaping plan and cost estimate to the specifications and satisfaction of the City Landscape Architect;
 - (e) a Housing Agreement be entered into with the City of Surrey;
 - (f) an appropriate amenity agreement between the two buildings to be registered on title;
 - (g) registration of a reciprocal access agreement with the adjacent property to the north;
 - (h) registration of an appropriate access agreement with the Peninsula Village Shopping Centre; and
 - (i) registration of a Section 219 Restrictive Covenant to ensure future closure of the temporary right-in/right-out driveway access to King George Highway and reinstatement of the curb/boulevard/landscaping, when the ultimate access to the north at 26 Avenue is available.
4. Council pass a resolution to amend the King George Highway Corridor Study to redesignate the land from "Garden Apartments" to "Senior Multiple Residential" when the project is considered for final adoption.

RES.R05-2453

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. 15859" pass its first reading.

RES.R05-2454

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. 15859" pass its second reading.
 RES.R05-2455 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. 15859" be held at the
 City Hall on November 7, 2005, at 7:00 p.m.
 RES.R05-2456 Carried

SURREY CITY CENTRE/WHALLEY

10. 7904-0049-00
13768 - 116 Avenue
Citiwest Consulting Ltd./655510 B.C. Ltd.

Rezoning

Rezone from RA to RF in order to allow subdivision into approximately 5 single family lots.

The General Manager of Planning & Development submitted a report concerning an application for rezoning on property located at 13768 - 116 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 Hunt
 Seconded by Councillor Steele
 That:

1. a By-law be introduced to rezone the property from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential Zone (RF)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to 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;
- (c) submission of an acceptable finalized tree survey and a statement regarding tree preservation;
- (d) registration of a Restrictive Covenant on all proposed lots, to require mitigating measures to reduce the impact of external noise sources, in particular, the future South Fraser Perimeter Road and nearby industrial uses;
- (e) registration of a Restrictive Covenant for landscaping along the western property line of proposed Lot 5 to provide buffering from the adjacent land designated Industrial;
- (f) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect; and
- (g) address concerns expressed by Parks about the impact this development will have on the adjacent riparian area.

RES.R05-2457

Carried

It was

Moved by Councillor Hunt
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2005, No. 15860" pass its first reading.

RES.R05-2458

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. 15860" pass its second reading.

RES.R05-2459

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. 15860" be held at the
 City Hall on November 7, 2005, at 7:00 p.m.

RES.R05-2460

Carried

COMMERCIAL/INDUSTRIAL/AGRICULTURALFLEETWOOD/GUILDFORD**11. 7905-0164-00****10436 - 173 Street****Northmark Construction/PKI Warehouse Corporation**

Development Permit

Development Permit to permit the development of an industrial building.

The General Manager of Planning & Development submitted a report concerning an application for a Development Permit on property located at 10436 - 173 Street.

The applicant is proposing:

- a Development Permit

in order to permit the development of an industrial 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 Higginbotham

That Council approve the attached

Development Permit No. 7905-0164-00 (Appendix IV), authorize the Mayor and Clerk to sign the Development Permit, and authorize the transfer of the Permit to the heirs, administrators, executors, successors and assigns of the title of the land within the terms of the Permit.

RES.R05-2461

Carried

RESIDENTIAL/INSTITUTIONALNEWTON**12. 7903-0054-01****15092/15098/15106/15110/15118/15126/15130/15136/15142/****15148 - 62 Avenue; 15199/15193/15189/15185/ 15177/15171/****15163/15159/15155/15149/ 15141/15139/ 15133/15125/****15111 - 61A Avenue; 15169/15161/15157/ 15151/15147/15139 - 61 Avenue;****15112/15120/15126/ 15130/15136/ 15140/15148/15152/15160/****15166 - 61A Avenue****Morningstar Homes Ltd. (Donna Ichikawa)**

Development Variance Permit

Development Variance Permit to vary the minimum separation between the principal building and detached garage for 41 lots from 6 metres to between 5.2 metres and 5.85 metres.

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on properties located at 15092/15098/15106/15110/15118/15126/15130/15136/15142/15148 - 62 Avenue; 15199/15193/15189/15185/ 15177/15171/15163/15159/15155/15149/ 15141/15139/ 15133/15125/15111 - 61A Avenue; 15169/15161/15157/ 15151/15147/15139 - 61 Avenue; 15112/15120/15126/ 15130/15136/ 15140/15148/15152/15160/15166 - 61A Avenue.

The applicant is proposing:

- a Development Variance Permit to vary the required minimum 6 metres (20 ft.) separation between the principal building and detached garage to between 5.2 metres (17 ft.) and 5.85 metres (19 ft.)

in order to permit the construction of accessible rear detached garages on 41 RF-9 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. Council approve Development Variance Permit No. 7903-0054-01 (Appendix IV), varying the following, to proceed to Public Notification:
 - (a) to vary the requirement of a minimum separation between the principal building and detached garage as follows:
 - (i) from 6 metres (20 ft.) to 5.85 metres (19 ft.) for Lots 26 and 27;
 - (ii) from 6 metres (20 ft.) to 5.7 metres (18 ft.) for Lots 23 and 28;
 - (iii) from 6 metres (20 ft.) to 5.5 metres (19 ft.) for Lots 64 and 83;
 - (iv) from 6 metres (20 ft.) to 5.4 metres (17 ft.) for Lots 4, 8, 18, 19, 31, 32, 65, 74 - 76, 80 and 82; and
 - (v) from 6 metres (20 ft.) to 5.2 metres (17 ft.) for Lots 5-7, 9-11, 20-25, 29, 30, 66-69, 77-79 and 81.

RES.R05-2462

Carried

SOUTH SURREY**13. 7905-0250-00****Portion of 16100 and 16250 - 32 Avenue****Michael Sanderson, Aplin & Martin Consultants Ltd./662347 B.C. Ltd.,
Inc. No. 662347**

OCP Amendment/Rezoning

*OCP Amendment from Suburban to Urban and rezoning from RA to CD to permit
subdivision into 50 single family lots.*

The General Manager of Planning & Development submitted a report concerning an application to amend the Official Community Plan, and a rezoning application on properties located at portion of 16100 and 16250 - 32 Avenue.

The applicant is proposing:

- an OCP amendment from Suburban to Urban; and
- a rezoning from RA to CD

of a portion of the site in order to allow subdivision into 50 single family residential lots.

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

It was

Moved by Councillor Hunt

Seconded by Councillor Higginbotham

That:

1. a By-law be introduced to redesignate all of 16250 - 32 Avenue, and a portion of 16100 - 32 Avenue defined as "Block 2" on the plan attached as Appendix XI, from "Suburban" to "Urban" and a date for Public Hearing be set.
2. a By-law be introduced to rezone all of 16250 - 32 Avenue, and a portion of 16100 - 32 Avenue defined as "Block 2" on the plan attached as Appendix XI 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.
3. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 879 of the *Local Government Act*.
4. Council 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 tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
- (d) compliance with the Department of Fisheries & Ocean's watercourse protection requirements;
- (e) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect; and
- (f) registration of a "no build" Restrictive Covenant and Easement to ensure adequate installation and maintenance of the 15 metre (49 ft.) wide landscape buffers along the north and south property lines.

RES.R05-2463

Carried

It was

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

By-law, 1996, No. 12900, No. 125 Amendment By-law 2005, No. 15861" pass its first reading.

RES.R05-2464

Carried

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

It was

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

By-law, 1996, No. 12900, No. 125 Amendment By-law 2005, No. 15861" pass its second reading.

RES.R05-2465

Carried

It was then

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

Community Plan By-law, 1996, No. 12900, No. 125 Amendment By-law 2005, No. 15861" be held at the City Hall on November 7, 2005, at 7:00 p.m.

RES.R05-2466

Carried

It was Moved by Councillor Hunt
 Seconded by Councillor Higginbotham
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2005, No. 15862" pass its first reading.
 RES.R05-2467 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. 15862" pass its second reading.
 RES.R05-2468 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. 15862" be held at the
 City Hall on November 7, 2005, at 7:00 p.m.
 RES.R05-2469 Carried

COMMERCIAL/INDUSTRIAL/AGRICULTURAL

SOUTH SURREY

14. **7904-0112-00**
7904-0312-00
15862, 15876, 15948 and 16087 - 24 Avenue; 2457, 2493, 2441 and
2527 - 160 Street, Portion of 2500 - 160 Street and 16129 - 24 Avenue
Michael Nygren, First Pro Shopping Centres/Surrey South Shopping Centres
Limited, Inc. No. A-63002
2342 - 160 Street, 16106 and 16134 - 24 Avenue, 2284, 2290, 2316 and
2340 - 161 Street and Portion of 161 Street Road Right-of-Way
Glen Carlberg, Loblaw Properties West Inc/Loblaw Properties West Inc.
and City of Surrey
 Development Permit
Generalized Development Permits to permit future commercial developments at
24 Avenue and 160 Street (Grandview Corners).

The General Manager of Planning & Development submitted a report concerning an application for a Development Permit on properties located at 15862, 15876, 15948 and 16087 - 24 Avenue; 2457, 2493, 2441 and 2527 - 160 Street, Portion of 2500 - 160 Street and 16129 - 24 Avenue, and 2342 - 160 Street, 16106 and 16134 - 24 Avenue, 2284, 2290, 2316 and 2340 - 161 Street and Portion of 161 Street Road Right-of-Way.

The applicant is proposing:

- a Generalized Development Permit

in order to permit the development of future commercial development at 24 Avenue and 160 Street (Grandview Corners).

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

Councillor Higginbotham left the meeting at 5:47 p.m. and returned at 5:50 p.m.

Delegation

A brief discussion ensued with respect to choice of landscaping trees to be located near habitat areas. It was noted that guidelines covering the whole project would be registered on title.

George Sawatzky, Omicron, was in attendance and commented that way finding would be provided as well as signage to allow people to know where they parked and find their vehicles. He added that opportunities would be provided for areas in which to park and clear access to parking. He stated that systems could be put in place to avoid additional congestion such as parking attendants or parking technology. He noted that the parkade was increased by 25%; or from 150 stalls to 200 stalls.

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

1. approve the attached Generalized Development Permit Nos. 7904-0112-00 and 7904-0312-00 (Appendix I(a) and I(b));
2. authorize the Mayor and Clerk to sign the Generalized Development Permits; and
3. authorize the transfer of the Permits to the heirs, administrators, executors, successors and assigns of the title of the land within the terms of the Permits.

RES.R05-2470

Carried with Councillors Bose and Priddy against.

15. **7905-0189-00**
16106 and 16134 - 24 Avenue, 2342 - 160 Street, 2284, 2290,
2316, 2340 - 161 Street and Portion of 161 Street Road Right-of-Way
Glen Carlberg, Loblaw Properties West Inc./Loblaw Properties West Inc.
Development Permit
Development Permit to permit the development of a Real Canadian Superstore with a medical centre, fitness studio and community meeting room on the second floor.

The General Manager of Planning & Development submitted a report concerning an application for a Development Permit on properties located at 16106 and 16134 - 24 Avenue, 2342 - 160 Street, 2284, 2290, 2316, 2340 - 161 Street and Portion of 161 Street Road Right-of-Way .

The applicant is proposing:

- a Development Permit

in order to permit the development of a Real Canadian Superstore with ancillary uses including a medical centre, fitness studio and community meeting room on the second floor, at the southeast quadrant of 24 Avenue and 160 Street, as part of the overall Grandview Corners commercial 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 Steele

That Council approve the attached

Development Permit No. 7905-0189-00 (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.R05-2471

Carried with Councillor Bose against.

- 16. 7905-0235-00**
2441, 2457, 2493 and 2527 - 160 Street
Ajay Shah, Omicron Architecture Engineering Construction Ltd./Surrey
South Shopping Centres Limited
 Development Permit
Development Permit to permit the development of a Home Depot store with a garden centre.

The General Manager of Planning & Development submitted a report concerning an application for a Development Permit on properties located at 2441, 2457, 2493 and 2527 - 160 Street.

The applicant is proposing:

- a Development Permit

in order to permit the development of a Home Depot with a garden centre at the northwest quadrant of 24 Avenue and 160 Street, as part of the overall Grandview Corners commercial development.

Delegation

The delegation was in attendance and commented on the proposed tree buffer along the east elevation in order to ensure that the eastern facade would not sit in isolation.

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 the attached

Development Permit No. 7905-0235-00 (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.R05-2472

Carried with Councillor Bose against.

C. CORPORATE REPORTS**D. ITEMS TABLED BY COUNCIL****E. DELEGATIONS****F. CORRESPONDENCE****G. NOTICE OF MOTION****H. BY-LAWS**

FINAL ADOPTIONS

1. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15745"

7904-0255-00 - OPD Ventures Ltd., c/o Hunter Laird Engineering Ltd. and
OPD Ventures Ltd.

RA (BL 12000) to RF-9, RF-SD, RM-23 (BL 12000) - 6892, 6910, 6934, 6960 and 6996 - 144 Street - to permit the development of 26 single family lots, 26 semi-detached units and 6 triplex units.

Approved by Council: May 18, 2005

Note: A Development Permit (7904-0255-00) on the site is to be considered for Final Approval under Item I.1(a).

- * Planning & Development advise that (see memorandum dated October 7, 2005 in by-law back-up) the building scheme (for RF-9 and RF-SD lots), 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 it is now in order for Council to pass a resolution amending the East Newton South Neighbourhood Concept Plan to redesignate the land from Townhouse to Semi-Detached and Single Family Small Lots Residential.

It was Moved by Councillor Hunt
 Seconded by Councillor Steele
 That Council amend the East Newton South
 Neighbourhood Concept Plan to redesignate the land from Townhouse to
 Semi-Detached and Single Family Small Lots Residential.

RES.R05-2473

Carried

It was Moved by Councillor Hunt
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2005, No. 15745" be finally adopted, signed by
 the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R05-2474

Carried

2. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15418"
 7903-0338-00 - 0718619 B.C. Ltd., c/o Citiwest Consulting Ltd.
 (Roger Jawanda)

RF (BL 12000) to RF-12 (BL 12000) - 14959 and 14975 Fraser Highway,
 Portions of 14986 and 14996 - 92 Avenue, 14989 Fraser Highway - to
 allow subdivision into approximately 20 small single family lots
 (Block B). The remaining portion of the site (Block A) will remain
 RF-zone to allow subdivision into 4 lots.

Approved by Council: June 21, 2004

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

It was Moved by Councillor Hunt
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2004, No. 15418" be finally adopted, signed by
 the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R05-2475

Carried with Councillor Bose against.

- 3. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005,
 No. 15803A"

7905-0152-00 - Elgin Corners Land Corp., c/o The British Group (Ken Johnson)
 and c/o G3 Architecture Inc. (Gustavo DaRoza)

RA (BL 12000) to RH (BL 12000) - Block B - Portion of
 14040 - 32 Avenue - to permit the development of a neighbourhood
 commercial centre and a subdivision into two suburban type lots,
 including the retention of a heritage building, for By-laws 15803A and
 15803B.

Approved by Council: July 11, 2005

This by-law is proceeding in conjunction with By-laws 15803B & 15804.

Note: A Development Permit (7905-0152-00) on the site is to be considered for
 Final Approval under Items I.1(b).

- * Planning & Development advise that (see memorandum dated October 14, 2005 in by-law back-up) the building scheme for Lot 3, 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 it is now in order for Council to pass a resolution amending the Central Semiahmoo Peninsula Plan to redesignate the site from "Half-Acre Gross Density" to "Local Commercial and Half-Acre Residential".

It was Moved by Councillor Hunt
 Seconded by Councillor Higginbotham
 That Council amend the Central Semiahmoo Peninsula Plan to redesignate the site from "Half-Acre Gross Density" to "Local Commercial and Half-Acre Residential".

RES.R05-2476 Carried with Councillor Bose against.

It was Moved by Councillor Hunt
 Seconded by Councillor Higginbotham
 That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15803A" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R05-2477 Carried with Councillor Bose against.

4. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15803B"

7905-0152-00 - Elgin Corners Land Corp., c/o The British Group (Ken Johnson) and c/o G3 Architecture Inc. (Gustavo DaRoza)

RA (BL 12000) to CD (BL 12000) - Block A - Portion of 14040 - 32 Avenue - to permit the development of a neighbourhood commercial centre and a subdivision into two suburban type lots, including the retention of a heritage building, for By-laws 15803A and 15803B.

Approved by Council: July 11, 2005

This by-law is proceeding in conjunction with By-laws 15803A & 15804.

It was Moved by Councillor Higginbotham
 Seconded by Councillor Hunt
 That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15803B" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R05-2478 Carried with Councillor Bose against.

5. "City of Surrey Heritage Revitalization Agreement By-law, 2005, No. 15804"

7905-0152-00 - Elgin Corners Land Corp., c/o The British Group (Ken Johnson) and c/o G3 Architecture Inc. (Gustavo DaRoza)

A by-law to enter into a Heritage Revitalization Agreement for the Charles Feedham House located at 14040 - 32 Avenue to ensure its long-term conservation.

Approved by Council: July 11, 2005

This by-law is proceeding in conjunction with By-laws 15803A & 15803B.

It was Moved by Councillor Higginbotham
Seconded by Councillor Hunt
That "City of Surrey Heritage Revitalization
Agreement By-law, 2005, No. 15804" be finally adopted, signed by the Mayor
and Clerk, and sealed with the Corporate Seal.

RES.R05-2479 Carried with Councillor Bose against

6. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15637"

7904-0196-00 - McIntosh Estates Ltd., Valsol Management Ltd.,
Cresta Management Ltd., c/o BFW Development Ltd.
(Andrew Sims)

RA (BL 12000) to RH (BL 12000) - 5602 - 124 Street - to allow
subdivision into four single family residential lots.

Approved by Council: January 24, 2005

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

* In addition, Planning & Development advise that it is now in order for Council to
pass a resolution amending the West Panorama Ridge Local Area Plan to
redesignate the site from "Suburban Residential (One-Acre)" to "Suburban
Residential (Half-Acre)".

It was Moved by Councillor Higginbotham
Seconded by Councillor Hunt
That Council amend the West Panorama
Ridge Local Area Plan to redesignate the site from "Suburban Residential (One-
Acre)" to "Suburban Residential (Half-Acre)".

RES.R05-2480 Carried

It was Moved by Councillor Higginbotham
Seconded by Councillor Hunt
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2005, No. 15637" be finally adopted, signed by
the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R05-2481 Carried

I. CLERK'S REPORT**1. Formal Approval of Development Permits**

- (a) **Development Permit No. 7904-0255-00**
OPD Ventures Ltd. (Clarence Arychuk)/Jozef &
Josepha Mocnik/OPD Ventures Ltd., Inc. No. 380003
 6892 - 144 Street; 6910, 6934, 6960 and 6996 - 144 Street

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

"That Development Permit No. 7904-0255-00 be approved; that the Mayor and Clerk be authorized to sign the Development Permit; and that Council authorize the transfer of the Permit to the heirs, administrators, executors, successors, and assigns of the title of the land within the terms of the Permit."

Note: See By-law 15745 under Item H.1.

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

No. 7904-0255-00 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.R05-2482

Carried

- (b) **Development Permit No. 7905-0152-00**
The British Group (Ken Johnson), Gustavo DaRoza,
G3 Architecture Inc.
Elgin Corners Land Corp., Inc. No. 0715876
 14040 - 32 Avenue

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

"That Development Permit No. 7905-0152-00 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. 7905-0152-00 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.R05-2483 Carried

**2. Development Variance Permit No. 7903-0460-00
Hung-Sik and Kyong-Ok Shin and Edwin Petursson
c/o Rimark Consulting**

6413 - 176 Street (also shown as Highway #15) and 17565 - 64 Avenue

Council is requested to rescind Resolution RES.R04-1027 as Development Variance Permit 7903-0460-00 is going forward under a new application (7905-0275-00).

It was Moved by Councillor Hunt
Seconded by Councillor Higginbotham
That Council rescind Resolution

RES.R04-1027 as Development Variance Permit 7903-0460-00 is going forward under a new application (7905-0275-00).

RES.R05-2484 Carried

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.R05-2485 Carried

The Regular Council- Land Use meeting adjourned at 6:08 p.m.

Certified Correct:



City Clerk



Acting
Mayor